

CDN Buildings

2148 Highway 3, Delhi

Norfolk County

APPLICATION FOR

ZONING BY-LAW AMENDMENT

PREPARED BY

INNOVATIVE PLANNING SOLUTIONS

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1.0 INTRODUCTION

Innovative Planning Solutions has been retained by CDN Buildings to prepare the following Planning Justification Report in support of applications for Zoning By-law Amendment (ZBA) on lands legally described as Windham Concession 14 Part Lot 23, municipally known as 2148 Highway 3, Delhi, in Norfolk County. The property Roll Number is 49102807800.

The intent of this application is to support the construction of a new greenhouse, envisioned as a strawberry growing operation, and a facility which will be used to manufacture greenhouses by the applicant.

The proposed development is subject to site plan control and therefore a subsequent application for Site Plan Approval (SPA) will be submitted. The subject application for a Zoning By-law Amendment is required to permit the proposed uses and development plan through site-specific exceptions to the current 'Agricultural' (A) zone. The proposal aligns with land use permissions of the property's Agricultural Municipal Official Plan designation.

The following report will review applicable policies found within the documents noted below to justify this development under good planning principles:

- Provincial Planning Statement, 2024
- OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas
- Norfolk County Official Plan
- Norfolk County Zoning Bylaw 1-Z-2014

2.0 SITE DESCRIPTION AND SURROUNDING LAND USES

The subject property is located approximately 1.5 kilometres south of the Delhi settlement area, and approximately 0.45 kilometres east of the Hamlet of Gilbertville. The property is irregular in shape, with an area of approximately 16 ha, and approximately 200 m of frontage on the south side of Highway 3 (MTO jurisdiction). **Figure 1** shows the location of the subject property. **Figure 2** shows the surrounding land uses.

The property is currently designated 'Agricultural' per Land Use Schedule B-17 in the Norfolk County Official Plan, as can be seen in **Figure 3**. Schedule A-4 of the Norfolk County Zoning By-law 1-Z-2014 zones the property 'Agricultural' (A), as shown in **Figure 4**. A review of Norfolk County web mapping indicates that the property features Canada Land Inventory Class 2 prime agricultural soils. Topography of the property is relatively flat. The property falls within the Long Point Region Watershed; however, it is outside of any area regulated by the Long Point Region Conservation Authority (LPRCA), as can be seen in **Figure 5**.

Existing structures on the northern portion of the property include a single-detached dwelling, two barns and two sheds. The barns and sheds are used for storage of building materials. These structures are to remain on the property. The site is currently serviced with private on-site water (well) and private on-site sewage (septic). A vacant agricultural field is present in the southwest portion of the property, and until recently was used for cash crops. The field contains trees and sporadic vegetation and was historically used as a Christmas tree farm. A pond feature is present in the southeastern portion of the property and was formerly used for irrigation.

Surrounding uses in the immediate area are as follows:

North: Highway 3, north of which is a farmhouse, agricultural buildings and cropland, zoned 'Agricultural' (A).

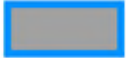
East: A single-detached dwelling, the North Creek Gardens Garden Centre, and cropland, zoned 'Agricultural' (A).

South: Agricultural croplands, zoned 'Agricultural' (A).

West: A single-detached dwelling, agricultural buildings and cropland, zoned 'Agricultural' (A) with special provisions and 'Hazard Land' (HL).



LEGEND



Subject Lands

Figure 1
Site Overview

Source: Norfolk Interactive Map

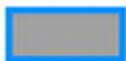
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LEGEND



Subject Lands

Figure 2
Surrounding Uses

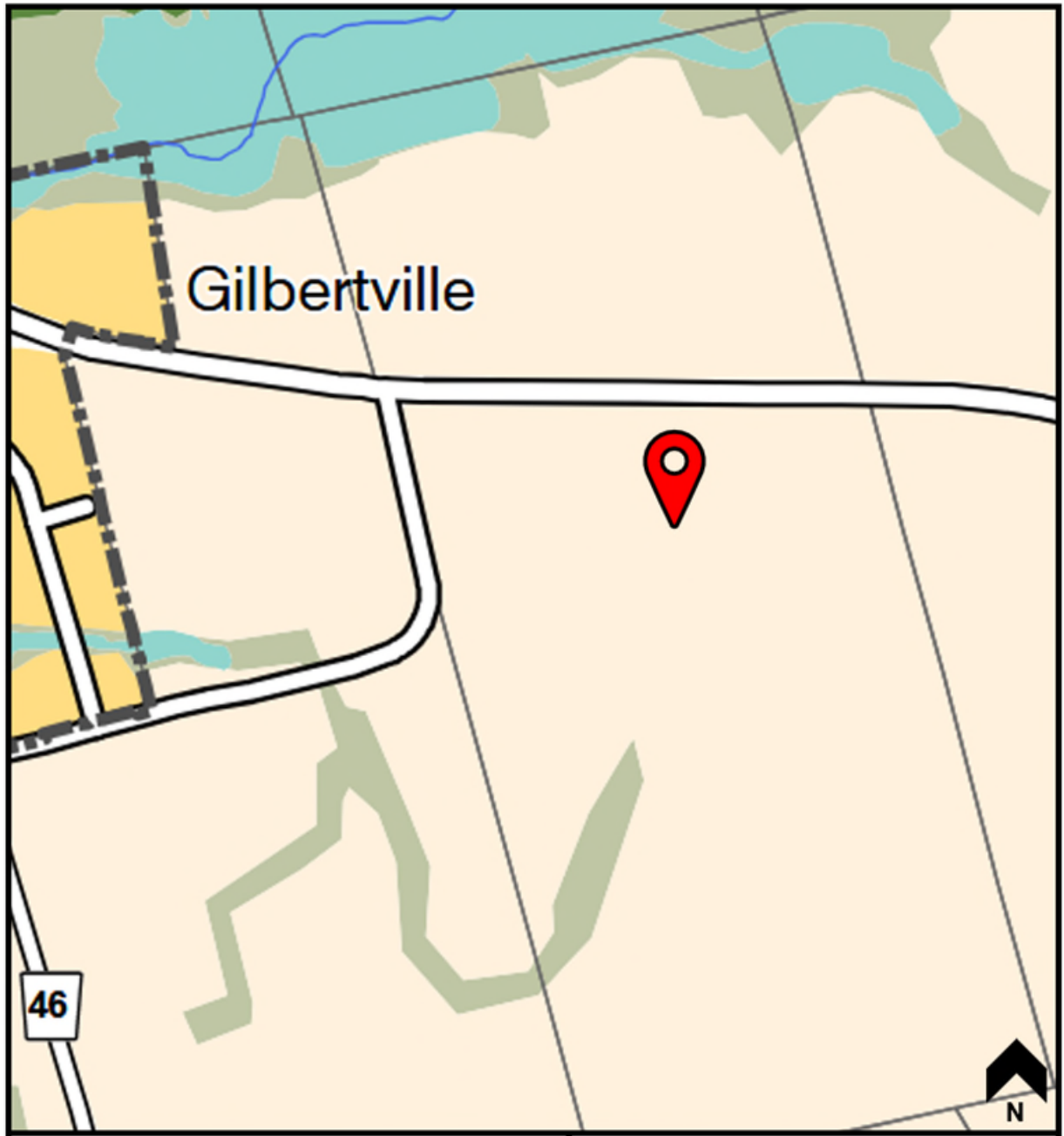
Source: Norfolk Interactive Map

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Rural Area Designation

Figure 3
Official Plan Designation

Source: Norfolk Official Plan Schedule A

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Agricultural Zone

**Figure 4
Zoning**

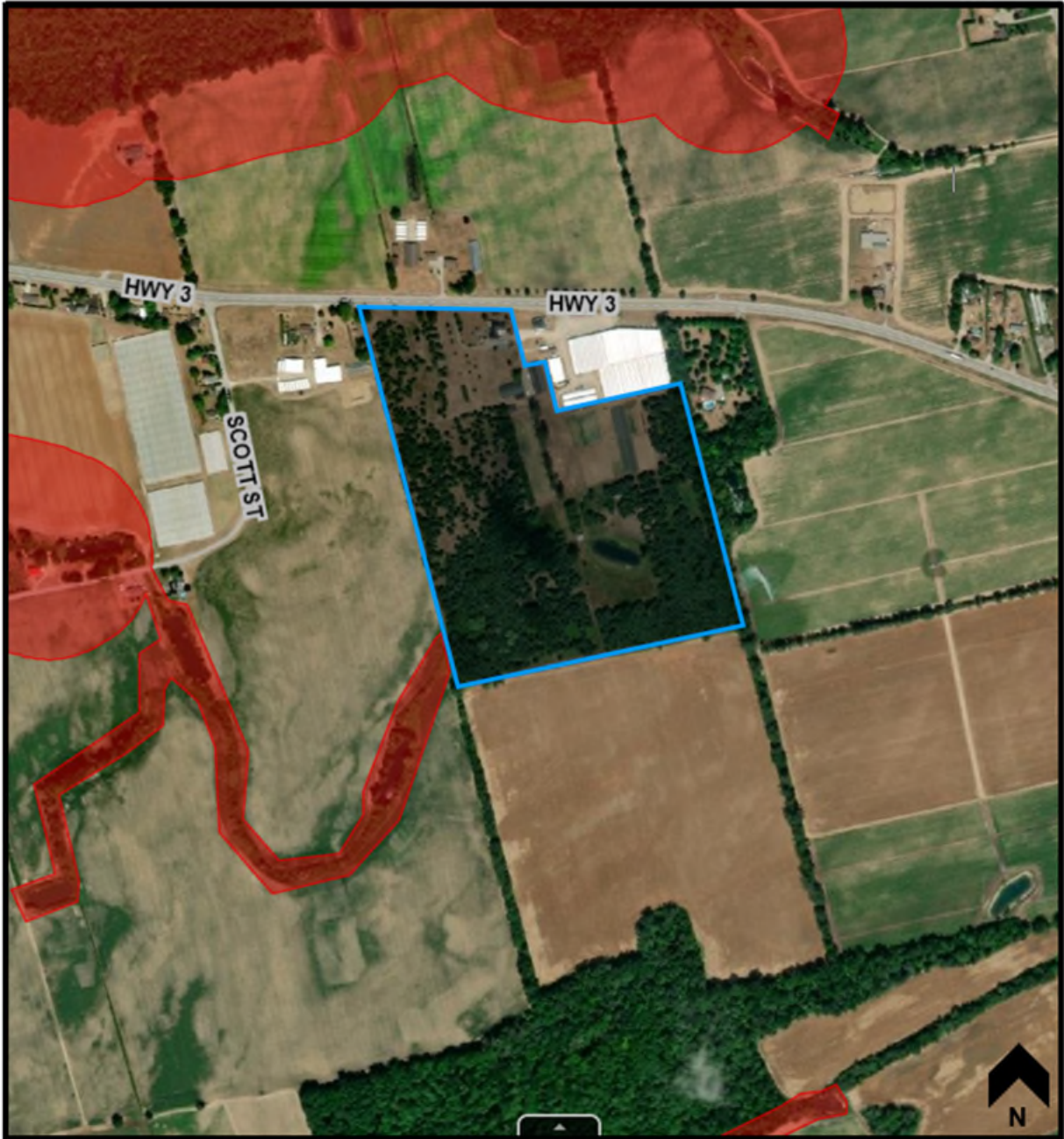
Source: Norfolk Zoning By-law Schedule A-4

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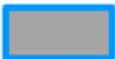
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Subject Lands



LPRCA Regulated Area

Figure 5
LPRCA Regulated Extent

Source: LPRCA Regulated Area Mapping

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3.0 DESCRIPTION OF DEVELOPMENT: ZONING BY-LAW AMENDMENT (ZBA) APPLICATION

The applicant, CDN Buildings, proposes the construction of one 64,120.32m² (0.6.4 ha) greenhouse, and one 3,623.21m² (0.36 ha) building to serve as a greenhouse manufacturing facility.

The proposed greenhouse is envisioned as a strawberry growing operation, which would occupy the eastern half of the property. The existing pond on the property would be removed and a new stormwater management pond would be constructed in the southwest corner of the property.

The proposed greenhouse manufacturing facility (facility) is envisioned as an agricultural-related use. The facility and its associated parking lot would be located towards the western side of the property. The majority of the facility would be dedicated to greenhouse production, with some additional features / amenities such as an installer shop and maintenance shop, offices, washrooms and common areas for employees.

As greenhouse manufacturing facilities are not permitted as-of-right, the application proposes to rezone the property from 'Agricultural (A)' to 'Agricultural Exception (A-SP__)' with site-specific provisions for a greenhouse manufacturing facility (Agricultural-related Use), and an increase into the maximum building height.

Agricultural-related use is defined by both the *Provincial Planning Statement (2024)* and *Publication 851: Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas* released by the Ministry of Agriculture, Food, and Rural Affairs, which state:

"Agricultural-related Uses means those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity."

The proposed satisfies these criteria, as it is a farm-related commercial/ industrial use (manufacturing of agricultural materials), that is directly related to farm operations in the area (including the proposed strawberry farm), which benefits from being in close proximity to farm operations and provides direct products to farm operations as the primary activity. The proposed is also compatible with, and does not hinder, surrounding agricultural operations.

Agricultural-related Uses contribute to the economic viability of farms and help with succession planning while supporting rural economic development. The Provincial government recognizes this value and therefore permits Agricultural-related Uses in prime agricultural areas provided they meet all of the criteria provided above.

A Site Plan illustrating the above has been prepared and a copy is provided under **Appendix 1**. The existing dwelling, barns and sheds are intended to remain on the property.

4.0 PRE-CONSULTATION AND SUBMISSION MATERIALS

Pre-consultation with Staff from Norfolk County took place in April of 2023. A formal comments package including submission checklist was provided. As confirmed required through the pre-consultation process, the following supporting materials are submitted under separate cover, in addition to this Report:

- Site Plan Drawing
- Concept Plan Incl. Zoning Table
- Building Elevations
- Draft ZBA Text and Schedule
- ZBA Application Form and Fee
- Photometrics Plan
- Lot Grading Plan
- Siltation and Erosion Control Plan
- Servicing Plan
- Functional Servicing Report
- Stormwater Management Report
- Geotechnical Report
- Traffic Impact Study

5.0 PLANNING AND POLICY ANALYSIS

The following section will review applicable planning guidelines and policies relevant to the proposed Agricultural-related Uses.

5.1 PROVINCIAL PLANNING STATEMENT (2024)



Section 3(1) of *The Planning Act* provides the province with authority to issue policy statements which relate to matters of provincial interest.

The Provincial Planning Statement, 2024 (PPS) articulates the provincial interests with regards to land use planning and development policy. It provides a policy-led planning system that: “sets the policy foundation for regulating the development and use of land province-wide, helping achieve the provincial goal of meeting the needs of a fast-growing province while enhancing the quality of life for all Ontarians.” (PPS. pg. 2).

This Report has reviewed the following PPS policies in relation to the proposed ZBA, and concurrent SPA application and considers the following matters relevant to the Proposed Development.

In the PPS, Prime Agricultural Area is defined as: “areas where prime agricultural lands predominate. This includes areas of prime agricultural lands (specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands) and associated Canada Land Inventory Class 4 through 7 lands, and additional areas with a local concentration of farms which exhibit characteristics of ongoing agriculture. Prime agricultural areas may be identified by a planning authority based on provincial guidance or informed by mapping obtained from the Ontario Ministry of Agriculture, Food and Agribusiness and the Ontario Ministry of Rural Affairs or any successor to those ministries.”

The Subject Lands are located within the boundaries of a Prime Agricultural Area according to Municipal and Provincial mapping. As a result, the following PPS sections apply.

Section 2.5 Rural Areas in Municipalities

Section 2.5.1: “Healthy, integrated and viable rural areas should be supported by:

- e) promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources
- h) providing opportunities for economic activities in prime agricultural areas, in accordance with policy 4.3.”

Consistent with the PPS, the proposal provides an opportunity for economic diversification and employment opportunities in rural areas, including in Prime Agricultural Areas. See the analysis provided for the policies of Section 4.3 below.

Section 4.3: Agriculture

Section 4.3.1.1 General Policies: Planning authorities are required to use an agricultural system approach, based on provincial guidance, to maintain and enhance a geographically continuous agricultural land base and support and foster the long-term economic prosperity and productive capacity of the agri-food network."

The proposal will increase the economic prosperity and productive capacity of the Subject Lands by allowing for an agricultural-related use and greenhouse to be added to the subject lands. As the farmlands are not currently being utilized, the addition of the greenhouse and associated manufacturing facility will provide two businesses, agricultural and agricultural-related, significantly increasing the economic prosperity for the landowner. Further, the proposal will align the subject lands with this policy by allowing the existing lands, zoned and designated for agricultural uses, to be utilized for agricultural uses again via the proposed greenhouse. As a result, the proposal is aligned with the General Policies for agricultural lands.

4.3.2.1: *"In prime agricultural areas, permitted uses and activities are: agricultural uses, agriculture-related uses and on-farm diversified uses based on provincial guidance.*

Proposed agriculture-related uses and on-farm diversified uses shall be compatible with, and shall not hinder, surrounding agricultural operations. Criteria for these uses may be based on provincial guidance or municipal approaches, as set out in municipal planning documents, which achieve the same objectives."

In the PPS, Agriculture-related Uses are defined as: *"those farm-related commercial and farm-related industrial uses that are directly related to farm operations in the area, support agriculture, benefit from being in close proximity to farm operations, and provide direct products and/or services to farm operations as a primary activity"*

The proposal is consistent with Section 4.3.2.1 of the PPS as an Agricultural-related Use, as:

- it is compatible with, and does not hinder, surrounding agricultural operations;
- It is directly related to farm operations in the area;
- It supports agriculture;
- It benefits from being in close proximity to farm operations, and;
- And provides direct products to farm operations as a primary activity.

It provides the opportunity to support the proposed strawberry growing operation as well as surrounding agricultural operations and beyond which may use greenhouses in order to grow new or existing crops.

Based on a review of the above, the Proposed Development is consistent with the policies of the Provincial Planning Statement, 2024.

5.2 OMAFRA GUIDELINES: PERMITTED USES IN PRIME AGRICULTURAL AREAS

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has published a document titled 'Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas'. The Guide assists municipalities, decision makers and farmers interpret policies in the Provincial Policy Statement (PPS) on permitted uses in prime agricultural areas.

Section 2.2 of the Guide states that Agricultural-related Uses can include a variety of uses provided they follow the criteria under Section 2.2.1.

Section 2.2.1 provides several criteria which must be met in order to qualify as an Agricultural-related Use. Each criterion will be listed, and a response given, demonstrating conformity.

1. Farm-related commercial and farm-related industrial use

Comment: The proposed use is considered a farm-related industrial use and thus meets this criterion. The production of greenhouses is farm related as it will add direct value to farmers and their agricultural commodities by providing extended growing seasons for a variety of agricultural crops, including higher value crops such as fruits. This will provide the agricultural community with opportunities to diversify the existing crops offered, or to produce higher value crops in the same area. As a result, the greenhouses being manufactured are intended to support the agricultural community directly.

2. Shall be compatible with, and shall not hinder, surrounding agricultural operations.

The Agricultural-related use operations should meet all of the following:

- Ensure surrounding agricultural operations are able to pursue their agricultural practices without impairment or inconvenience.

Comment: surrounding agricultural operations, including the agricultural operation on the same lot, will not be impaired or inconvenienced, as the proposed is not anticipated to create any negative impacts on surrounding

farming operations. The proposed development may result in positive impacts to the surrounding area and agricultural operations by providing convenient access to a greenhouse manufacturer with potential benefits such as longer growing seasons for high value products.

- Uses should be appropriate to available rural services (e.g., do not require the level of road access, water and wastewater servicing, utilities, fire protection and other public services typically found in settlement areas).

Comment: the proposed facility is appropriate for available rural services, as the facility will have low demand for rural services such as water and wastewater. Further, the existing road systems have been deemed sufficient for the proposed uses as per the Traffic Report completed by JD Northcote Engineering dated June 26th, 2024, revised September 13th, 2024.

- Maintain the agricultural/rural character of the area (in keeping with the principles of these guidelines and PPS Policy 1.1.4). Compatibility may be achieved by:
 - re-using existing buildings or locating businesses within existing buildings unless an alternative location reduces overall impacts on agriculture in the area

Comment: The subject lands do not provide the ability to utilize any existing buildings, as they consist of two barns, two sheds, and a single detached dwelling. None of these buildings are suitable for the proposed use. However, the proposed location of the agricultural related use was carefully selected to reduce impacts to the overall agricultural area through careful consideration of the manufacturing facilities location. The greenhouse manufacturing facility is not anticipated to have any impacts on the surrounding area.

- designing new structures to fit in aesthetically with the agricultural area
- minimizing outdoor storage and lighting

Comment: No outdoor storage is proposed, and lighting will be minimal meeting dark sky policies through the subsequent SPA process

- avoiding major modification of land and removal of natural heritage features

Comment: No natural heritage features exist on the subject lands as they were farmed as a Christmas tree farm in the past. Though the lands will be modified, it is for the net benefit of the site, including a net increase in active agricultural lands, as the lands are not being farmed in their current state.

– visually screening uses from neighbours and roadways

Comment: Through SPA process, additional screening will be provided to buffer the use from the highway and neighbours.

– limiting the use of signage and ensuring that any signage fits with the character of the area

Comment: Signage will adhere to sign regulations of the municipality, further details on the relevant signage will be determined at a later stage.

- Meet all applicable provincial air emission, noise, water and wastewater standards and receive all relevant environmental approvals

Comment: This will be achieved through the SPA process.

- The cumulative impact of multiple uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area

Comment: The proposed facility is not anticipated to undermine the agricultural nature of the area; to the contrary, the development has the potential to result in positive impacts on the surrounding uses and area. The facility will improve upon the existing on-site conditions, which currently consist of lands which are not actively being farmed. Through the proposal, agricultural use will return to the lands, improve the conditions of the surrounding areas by providing a greenhouse supplier in the area to serve the farming community and helping to foster a community of a diversified agricultural uses. This will support area farmers to plant and grow higher-value crops, or diversify their existing crops, and thereby enhancing their sources of income, improving their economic resiliency.

The proposed facility is positioned near the southwest corner of the property. The majority of the property will be used for agricultural purposes, and the application does not take agricultural land out of production. In fact, the proposed facility will generate additional revenue which will support and supplement the income from the proposed strawberry growing operation. The use proposed are compatible dry uses which require limited servicing which is not disruptive to agriculture. Thus, the proposed uses can be considered compatible with / do not hinder surrounding agricultural operations.

3. Directly related to farm operations in the area

Comment: The proposed uses will be directly related to farms in the area, including the proposed strawberry farm on the same property. "In the area" is not based on a set distance or on municipal boundaries. It is based on how far farmers will reasonably travel for the agriculture-related products or services. The surrounding farm operations, as well

as other farms located within the Prime Agricultural area can be serviced by the proposed greenhouse manufacturing operation. As a result, the proposed meets this criterion.

4. Supports Agriculture

Comment: the proposed development supports surrounding agricultural operations by providing a product that allows and encourages local farms to diversify into higher-value fruits and vegetables. This allows for agricultural production to increase as a result of the ability to extend the growing season.

5. Provides direct products and/or services to farm operations as a primary activity.

Comment: The proposed will manufacture greenhouses, which will be directly sold to farm operators as the primary activity.

6. Benefits from being in close proximity to farm operations

Comment: The location of the proposed use is justified, as the proposed facility will provide services directly to surrounding farmers, which directly benefit from the proximity of the proposed greenhouse manufacturer. This will assist in lower costs attributable to shipping and handling and will allow for ease of transportation and potential repairs. Being in proximity to farm operations allows for convenient showcasing of the products offered to support agricultural operations as well.

5.2.1 Minimum Distance Separation Review

The Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) has published Minimum Distance Separation (MDS) guidelines. The document details the MDS Formulae, as defined in the Provincial Planning Statement, as a land use planning tool intended to prevent land use conflicts and minimize nuisance complaints from odour originating from livestock facilities. The following section reviews relevant guidelines, demonstrating the proposal's conformity with the MDS formulae.

Implementation Guideline #10: *MDS I Setbacks for Zoning Bylaw Amendments and Official Plan Amendments*

An MDS I setback is required for all proposed amendments to rezone or redesignate land to permit development in prime agricultural areas presently zoned or designated for agricultural use. This includes amendments to allow site-specific exceptions which add a non-agricultural use as a permitted use on a lot.

Comment: While the proposed is considered a non-agricultural use, it is considered an agricultural-related use, and Guideline #14 (below) supersedes this requirement.

Implementation Guideline #14: *Uses Located on the Same Lot*

An MDS I setback is not required to be met for proposed development, dwelling, agriculture related use, or on-farm diversified use from an existing livestock facility or anaerobic digester located on the same lot as the proposal.

Comment: The proposed greenhouse production facility is classified as an agricultural-related use. As such, an MDS I setback is not required.

Implementation Guideline #33: *Type A Land Uses (Less Sensitive)*

For the purposes of MDS I, proposed Type A land uses are characterized by a lower density of human occupancy, habitation, or activity such as industrial uses outside a settlement area.

Comment: The proposed uses will not include human habitation. Additionally, the proposed facility is generally considered a farm related industrial use and as such are considered less sensitive Type A uses.

Implementation Guideline #35: *MDS Setbacks for Agriculture-Related Uses and On-Farm Diversified Uses*

MDS I setbacks will generally not be needed for land use planning applications which propose agriculture-related uses and on-farm diversified uses. However, some proposed agriculture-related uses and on-farm diversified uses may exhibit characteristics that could lead to potential conflicts. Therefore, it may be appropriate for municipalities to require an MDS I setback to permit certain types of these uses.

Typically, this subset of uses may be characterized by a higher density of human occupancy or activity or will be uses that may generate significant visitation by the broader public to an agricultural area.

Comment: The applications propose the introduction of agricultural- related use which will not include human habitation and will see periodic visitation from area residents. These uses are compatible and non-sensitive and therefore MDS I setbacks are not necessary or required.

Surrounding land uses and geographic context can also play a role in determining the suitability of applying MDS I setbacks to proposed agriculture-related uses, on-farm diversified uses, and agricultural uses.

Comment: The proposed uses will be located at the southwest side of the property with a buffer between the proposed and the surrounding existing agricultural uses. No negative interactions are expected.

For these reasons, and in keeping with the intent of this MDS Document, municipalities may choose to require an MDS I setback for proposals, including lot creation, to permit

certain types of agriculture-related uses or Agricultural-related Uses. In these circumstances, agriculture-related uses and Agricultural-related Uses shall be considered as less sensitive, Type A land uses.

Municipalities shall include specific provisions in their comprehensive Zoning By-law to clearly indicate the types of agriculture-related uses and Agricultural-related Uses that will be required to meet MDS I setbacks. Otherwise, MDS I setbacks will not be required for these types of uses. Municipalities are strongly encouraged to develop policies in their official plans and provisions in their comprehensive Zoning By-laws to provide consistent direction on this issue.

Comment: A review of The Town's Official Plan and Zoning By-law indicate there are no MDS policy directives involving agriculturally related uses. For these and all other reasons outlined above, MDS setbacks are not considered necessary or required.

For the above stated reasons, the subject applications are consistent with the OMAFRA guidelines.

5.4 NORFOLK COUNTY OFFICIAL PLAN

The Norfolk County Official Plan directs future growth, development and change in the County to the year 2036. It provides a policy framework to guide economic, environmental, and social decisions which have land use implications. The property is currently designated 'Rural Area' per Land Use Schedule A-4 in the Norfolk County Official Plan. This Section analyses applicable policies of County's Official Plan against the development proposal.

1.3 Basis for the Official Plan

k) This Plan promotes and protects the agricultural character and economy of the County by providing for the continued viability of agricultural areas, the agricultural industry, and agricultural communities. This Plan supports agricultural practices and provides opportunities for farmers to supplement their incomes through diverse on-farm activities that are secondary to farm operations. This will be accomplished in part through the minimization of land use conflicts and the prevention of non-agricultural urban uses outside of the Urban Areas. Furthermore, the Plan seeks to minimize the expansion of urban uses, and the establishment of non-agricultural uses in prime agricultural areas

Comment: The proposed is supported by Policy 1.3 k) of the Official Plan, as it "supports agricultural practices and provides opportunities for farmers to supplement their incomes through diverse on-farm activities that are secondary to farm operations". While the Plan seeks to minimize the establishment of non-agricultural uses in prime agricultural areas, the proposed uses are considered agriculturally-related uses and are supported by Provincial policy and guidelines.

4.4 Promoting Agriculture

It is the policy of this Plan to promote the further development of Norfolk County's agricultural industry and to provide support to local farmers. To support this policy, the County may undertake the following measures:

- d) Encourage the development of agriculture-related activities that store, distribute, process, mill, or sell farm produce or which repair farm machinery or directly sell supplies to farmers
- f) Encourage the establishment of services that support the agricultural community at locations that best serve agricultural operations.

Comment: The proposed facility is supported by the policies in Section 4.4 *Supporting Agriculture* of the Official Plan, as the proposed is an agriculture-related activity which sells a product directly to farmers and supports the agricultural community. The proposed use benefits from close proximity to rural communities, as it is related to the production of greenhouse structures. Greenhouses promote extended crop growth seasons, and the ability to provide direct sales to farmers. It is also noted that this form of operations benefits from close proximity to the agricultural community rather than being situated within a settlement area. This promotes the business operation in a convenient, direct sales approach for improved marketability to customers.

Section 6.7.1 of the Official Plan is the Agricultural Land subsection. It outlines the County's goals to preserve and foster, as one of its primary objectives, a thriving agricultural industry and the associated rural lifestyle. It also states a certain degree of rural non-farm growth provides benefits to the community, though the extent of such development should be limited. Section states: b) *Unless otherwise designated, use of prime agricultural land shall be subject to the policies of Section 7.2 (Agricultural Designation) of this Plan. New non-agriculturally related uses on prime agricultural land shall not be permitted, unless otherwise specifically permitted by this Plan.* The analysis of Section 7.2 is provided below.

Section 7.2.1 of the Official Plan identifies the uses permitted in the Agricultural designation. Section 7.2.1 (a) states that *"The primary use of land shall be for the growing of crops, including biomass, nursery and horticultural crops, the raising of livestock, the raising of other animals for food, fur and fibre, including poultry and fish, aquaculture, apiaries and maple syrup production and agro-forestry."*

Comment: The proposed strawberry greenhouse is an agricultural use, and strawberries are a horticulture crop. As such, the proposed strawberry greenhouse is permitted by the property's Agricultural designation. This is the primary use of the property, which will be much larger in size and scale than the proposed secondary use of a greenhouse manufacturing plant. As a result, the proposed meets the criteria detailed in Section 7.2.1 (a).

Provided they do not conflict with existing farm operations, Section 7.2.1 (h)iv) also permits agriculture-related commercial and industrial operations, subject to the Agricultural land use designation policies of Section 7.2.2(d) when such uses are clearly supportive of and directly related to agricultural operations.

Comment: The proposed greenhouse manufacturing facility is supportive of and directly related to agricultural operations as it will produce a product which is necessary and fundamental for agricultural production.

The criteria of Section 7.2.2 (d) have been reviewed relative to the proposed greenhouse manufacturing facility and responses are provided below.

- i) *the use must be justified on the basis of being required near to the farm operation;*

Comment: The location of the proposed use is justified, as the proposed facility will provide services directly to surrounding farmers, which directly benefit from the proximity of the proposed greenhouse manufacturer. This will assist in lower costs attributable to shipping and handling and will allow for ease of transportation and potential repairs. Being in proximity to farm operations allows for convenient showcasing of the products offered to support agricultural operations as well.

The proposed facility will add value to the surrounding farming operations by allowing farmers to grow more sensitive and high-value plants, such as fruits, through convenient access to greenhouse buildings. This extends the growing season, and allows high-value crops to be grown, which can diversify the existing crop farms revenue, allowing farming operations to have more sustainable profits.

The location of the proposed use is justified, as the proposed facility will provide services directly to surrounding farmers, which directly benefit from the proximity of the proposed greenhouse manufacturer. This will assist in lower costs attributable to shipping and handling and will allow for ease of transportation and potential repairs. Being in proximity to farm operations allows for convenient showcasing of the products offered to support agricultural operations as well.

The proposed use could be considered an inefficient use of land if it were located in a settlement area, as it primarily provides greenhouses to farming operations, including the proposed farming operation on the site itself and doesn't rely on or require the use of services otherwise available in settlement areas such as full municipal servicing.

- ii) *the proposed use is directly related to farm operations in the area and provides direct products and/or services to farm operations as a primary activity;*

Comment: As established in Sections 5.1 through 5.2 of this report, the proposed facility will provide direct products and services to farm operation as the primary activity.

- iii) *the proposed use shall be compatible with and not hinder surrounding agricultural operations;*

Comment: As noted previously in Section 5.2 OMAFRA Guidelines: Permitted Uses in Prime Agricultural Areas of this report, the proposed greenhouse manufacturing facility will not impair or inconvenience the surrounding agricultural operations, is appropriate for the site, and will allow for a net increase in agricultural areas.

- iv) *the proposed use shall be appropriate to available rural services, such as road access, private water and wastewater services, utilities, fire protection and other public services;*

Comment: As noted previously in Section 5.2 OMAFRA Guidelines: Permitted Uses in Prime Agricultural Areas of this report, the proposed greenhouse manufacturing facility is appropriate for available rural services, as the proposed will have low demand for rural services such as water and wastewater. Further, the existing road systems have been demonstrated as sufficient for the use as per the Traffic Report completed by JD Northcote Engineering.

- v) *the proposed use maintains the agricultural character of the area;*

Comment: The proposed greenhouse manufacturing facility will be limited to a relatively small portion of a much larger property and set back in excess of 170 metres from Highway 3. Manufacturing activities will be limited to the confines of the building itself. Therefore, the facility will maintain the agricultural character of the area through architectural features that mirror the rural community, see the rendering provided in the application submission package.

- vi) *the proposed use meets all applicable provincial emission, noise, water and wastewater standards and receives all relevant environmental approvals;*

Comment: All provincial standards will be complied with, and the submission is supported by the required technical studies as part of the SPA process and/or building permit process.

- vii) *the cumulative impact of multiple agriculture-related uses in prime agricultural areas should be limited and not undermine the agricultural nature of the area;*

Comment: This criterion is addressed under Section 5.2 (2) of this Report above and not repeated here.

- viii) *the location of the proposed use shall provide for minimum sight distances from the access points in either direction along a County road;*

Comment: A Traffic Impact Study performed by JD Engineering accompanies this submission, and it includes a sight distance analysis of the proposed entrance. Landscaping elements will be added to buffer the proposed from the road and abutting properties. Further details regarding the landscaped buffers will be provided within the SPA submission.

- ix) *the proposed use shall be located and designed to mitigate potential adverse impacts, including noise impacts, on adjacent residential and other incompatible uses by buffering measures such as landscaping, berming and building setback and layout;*

Comment: The proposed facility is buffered from agricultural and rural residential uses to the east by the proposed strawberry greenhouse. It also maintains setbacks of over 170 metres from Highway 3, over 36 metres from the west property line and 192 metres from the south property line. Landscape buffers are also provided; collectively, potential adverse impacts are mitigated.

- x) *the proposed use shall not be permitted in Provincially Significant Wetlands or Hazard Lands identified on Schedules "B" or Table 1 of Section 3.5(Natural Heritage Systems) to this Plan;*

Comment: The property does not contain provincially significant wetlands or woodlands. Historically, it was used as a Christmas tree farm. Additionally, the property does not contain any hazard lands, and is outside of the Long Point Region Conservation Authority (LPRCA) regulated area. As a result, these policies do not apply.

- xi) *the proposed use shall not be permitted in or on adjacent land to the Natural Heritage Features identified on Schedule "C" and/or Tables 1 and 2 or on Schedule "G" and Table 6 of the Lakeshore Special Policy Area Secondary Plan, unless it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions, in accordance with the policies of Section 3.5 (Natural Heritage Systems) and Section 11 (Lakeshore Special Policy Area Secondary Plan) of this Plan;*

Comment: As the property was historically used as a Christmas tree farm, on November 27, 2023, it was communicated to the applicant by the County that the property does not contain significant woodland and the requirement for EIS was waived. Additionally, the lands are not located adjacent to any natural heritage features, nor are they within the Secondary Plan area. As a result, these policies do not apply.

- xii) *the proposed use shall be subject to a Zoning By-law Amendment;*

Comment: An application for Zoning By-law Amendment has been submitted.

- xiii) *the proposed use shall be subject to site plan control, where warranted and as appropriate, in accordance with the policies of Section 9.6.5 (Site Plan Control) of this Plan.*

Comment: An SPA application will be submitted in the future to address the site plan control requirement.

Based on the above the proposed applications conform to the Official Plan.

6.0 ZONING BY-LAW AMENDMENT APPLICATION

The property is currently zoned 'Agricultural' (A) under the Norfolk County Zoning By-law 1-Z-2014. To facilitate the above, this application proposes to rezone the property from 'Agricultural (A)' to 'Agricultural Exception (A-SP__)' with site-specific provisions for a greenhouse manufacturing facility (Agricultural-related Use) and an increase in building height. Please refer to **Appendix 2** for a copy of the Draft Zoning By-law Amendment and Schedule.

Table 1 below compares the proposed agricultural related use with the zoning requirements provided in Section 12.1.2 Zone Provisions of the Norfolk County Zoning By-law (1-Z-2014).

Table 1

Agricultural Zone (A)	Required	Existing	Provided
Minimum Lot Area	400,000 m2	156,795 m2 Existing lot of record	15,018 m2 Proposed Industrial Site-specific area (9.58% of total) 141,777 m2 for agricultural (90.42%)
Minimum Lot Frontage	30.0 m	197.81 m	197.81 m
Lot Coverage	N/A	Existing building-1 – Principal Dwelling 321.732 m2 Existing building 2 - shed = 91.706 m2 Existing building 4 - agricultural = 652.93 m2 Existing building 5 – agricultural = 93.263 m2 Existing building 6 – agricultural = 92.136 m2 Total: 1723.158 m2	Manufacturing use = 6,324 m2 Greenhouse use = 64,120 m2
Interior Side Yard East	3.0 m	Existing building 1 - Dwelling = 10.23 m Existing building 2 - Shed = 14.5 m Existing building 3 - agricultural = 33.51 m Existing building 4 - agricultural = 5.55 m Existing building 5 – agricultural = 33.50 m	Manufacturing use = 288.2 m Greenhouse use = 3.42 m (north) 9m (east)

		Existing Building 6 - agricultural = 49.94 m	
Interior Side Yard West	3.0 m	Existing building 1 - Dwelling = >3 m Existing building 2 - Shed = >3 m Existing building 3 - agricultural = >3 m Existing building 4 - agricultural = >3 m Existing Building 5 - agricultural = >3 m Existing Building 6 - agricultural = >3 m	Manufacturing use = 18.00 m Greenhouse use = 155.8 m
Rear Yard	9.0 m	Existing building 1 - Dwelling = >9 m Existing building 2 - Shed = >9 m Existing building 3 - agricultural = >9 m Existing building 4 - agricultural = >9 m Existing Building 5 - agricultural = >9 m Existing Building 6 - agricultural = >9 m	Manufacturing use = 179.8 m Greenhouse use = 11.3 m
Building Height	11.0 m	Existing building 1 - Dwelling = <11 m Existing building 2 - Shed = <11 m	Proposed Greenhouse Manufacturing building = 12.580 m Greenhouse use = <11 m

		Existing building 3 - agricultural = <11 m Existing building 4 - agricultural = <11 m Existing Building 5 - agricultural = <11 m Existing Building 6 - agricultural = <11 m	
Parking Standards			
Parking Spaces (3.0 m x 5.8 m) (Min.)	Manufacturing facility (Industrial Establishment) = 1 space per 90m ² = 6,324m ² / 90 = 71 spaces Agricultural use (strawberry greenhouse) 64,120m ² = N/A for parking requirement Total required parking = 73	Existing building 1 - Dwelling = 2 Driveway, existing Existing building 2 - Shed = N/A Existing building 3 - agricultural = N/A Existing building 4 - agricultural = N/A Existing Building 5 - agricultural = N/A Existing Building 6 - agricultural = N/A	Total parking provided = 96 spaces
Barrier Free Parking (Section 4.3.3)	4	N/A	5
Loading Spaces	N/A	N/A	2

As noted in the table above, 2 special provisions are requested in order to accommodate the proposed development.

The first special provision is requested under Section 12.1.1 Permitted Uses, in order to permit the proposed greenhouse manufacturing facility as an agricultural-related use. As discussed in Section 5.0 through 5.4 of this Report, the proposed will have negligible impacts on the site and surrounding area. Defining the proposed greenhouse manufacturing facility as an Agricultural Related Use would meet the general intent of the Zoning By-law, by allowing an existing agricultural lot to be utilized in conjunction with an agricultural use (i.e., strawberry production) that will provide goods directly to farmers and the agricultural community. As noted within this Report, the proposed agricultural related use of a greenhouse manufacturing facility is an appropriate use for these lands and the surrounding community while remaining compatible with the area and supporting the economic viability of farming operations and providing a positive impact to the agricultural community.

The second special provision under Section 12.1.2 of the By-law is for maximum building height relating to the proposed greenhouse manufacturing building. The proposed building is 12.580 meters (rounded up to 13m) in height from the tallest point or ridge of the roof to grade, where 11 meters is the maximum. The building is significantly set back from the road, and from surrounding uses. As a result, the impacts of this 2-meter height increase will be negligible. Further, the height increase is required for the buildings design, as the design includes a gable roof which is in keeping with the agricultural character of the area. As a result of the gable roof, the vast majority of the building is well below the 11-meter limit, at around ~9.144 meters or 30 feet. Additional vegetative screening abutting the road as well as along the west property line can assist in visual buffering of the building, reducing overall building height impacts from view. As a result, we believe the proposed 13m maximum height is justified.

Based on our review of applicable legislation in conjunction with the proposed development of an agricultural related use (Greenhouse manufacturing facility) together with identified site-specific provisions, we believe the proposed development does not contradict the intent of the Zoning By-law and represents a value-added use to the subject lands.

7.0 SUMMARY AND CONCLUSION

The proposed Zoning By-law Amendment application seeks to facilitate the development of a greenhouse and an agricultural-related use in the form of a greenhouse manufacturing facility on an existing agricultural site.

The existing site was previously a Christmas tree farm, with no lands on the site being used for farming in its current state, despite the Agricultural designation in the County Official Plan and Agricultural zoning of the site. The proposed ZBA aims to rezone the property from the existing 'Agricultural' zone to the 'Agricultural Exception (A-SP__)' zone to permit a greenhouse manufacturing facility use, and increased building height. The proposed uses will serve the surrounding community while supplementing the farmer's income, securing the continued viability of the farm operation over the long-term. No agricultural cropland will be taken out of production, and the use will contribute to, and be compatible with, surrounding agricultural uses.

The proposed use meets Provincial criteria for Agricultural-related Uses, while also achieving compliance with the municipal policies & guidelines.

Further, permitting the proposed development will provide both visual and economic benefits to the subject lands and greater community by providing supplemental income, ensuring the long-standing agricultural site does not sit vacant, or deteriorate.

The justification for the approval of this application is based on consistency and/or conformity with the goals and objectives of the Provincial Planning Statement, OMAFRA Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas, Norfolk County Official Plan, and Norfolk County Zoning Bylaw 1-Z-2014. For these reasons, it is our professional opinion that the application represents a value-added use within an agricultural area and is considered good planning.

Respectfully submitted,

Innovative Planning Solutions



Greg Barker, BAA
Partner



Nick Skerratt,
Senior Planner



Cynthia Daffern,
Planner

Appendix 1:
SITE PLAN DRAWING

ON-SITE EMPLOYMENT NUMBERS:

INDUSTRIAL BUILDING:	EX. STAFF: 22 EXPECTED GROWTH: 18 TOTAL STAFF: 40
GREENHOUSE BUILDING:	STAFF: 10
TOTAL:	STAFF: 50

NOTE: GREENHOUSE MANAGER (1-STAFF) RESIDES AT EXISTING DWELLING ON-SITE.

SITE PLAN LEGEND:

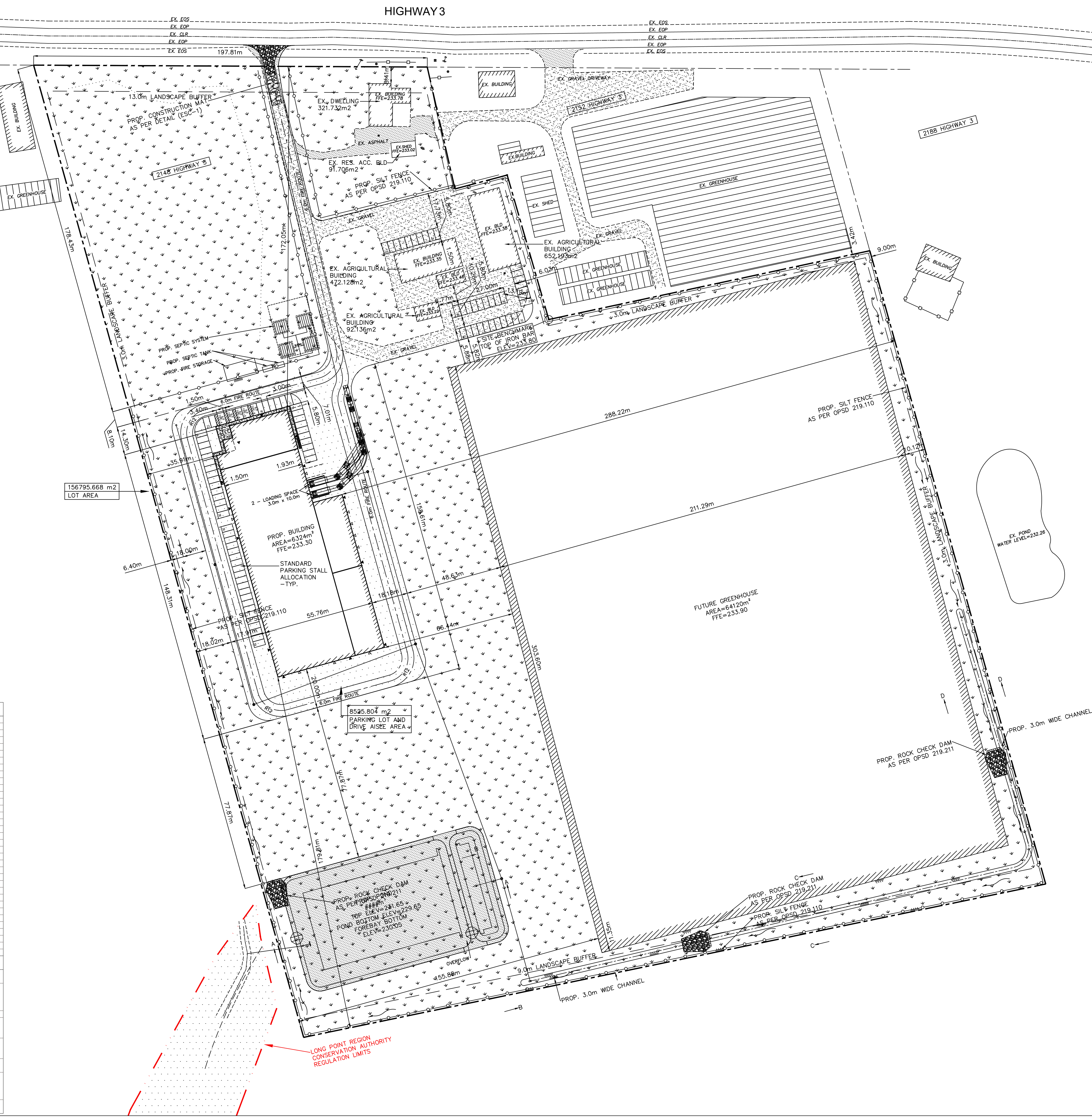
	GRASSED AREA (NEW OR EXISTING)
	NEW GRAVEL OR PAVED AREA
	EXISTING GRAVEL AREA
	EXISTING ASPHALT AREA
	PROPOSED BUILDING
	EXISTING BUILDING
	EXISTING ROAD - EDGE OF SHOULDER
	EXISTING ROAD - EDGE OF PAVEMENT
	EXISTING ROAD - CENTRELINE
	LANDSCAPE BUFFER LINE
	SUBJECT PROPERTY LINE
	ABUTTING/ADJACENT PROPERTY LINE
	EXISTING GREENHOUSE
	CONSERVATION AUTHORITY BOUNDARY
	EXISTING STREAM/WATERWAY
	SWALE
	DITCH INLET CATCH BASIN
	ROCK CHECK DAM
	OVERLAND FLOW ARROW
	EXISTING CATCH BASIN
	NEW MANHOLE CATCH BASIN
	NEW CATCH BASIN
	SILT FENCE
	FENCE LINE
	STORM DRAIN PIPE BELOW GRADE
	WATER CISTERN BELOW GRADE
	SEPTIC TANK BELOW GRADE
	SEPTIC WEEPING FIELD
	SEPTIC DISTRIBUTION PIPE
	EDGE OF PAVED/GRAVEL AREA
	PROPOSED STORM POND
	EXISTING STORM POND

SITE STATISTICS:

TOTAL LOT AREA:	156795.668 m ²
PROPOSED INDUSTRIAL SITE-SPECIFIC AREA:	15018.465 m ²
% OF TOTAL LOT, SPECIFIC TO INDUSTRIAL USE:	9.58 %
PROPOSED AGRICULTURAL SITE-SPECIFIC AREA:	141777.203 m ²
% OF TOTAL LOT, SPECIFIC TO AGRICULTURAL USE:	90.42 %
EXISTING BUILDING AREAS AND COVERAGE:	
EX. BUILDING (PRINCIPAL-DWELLING):	321.732 m ²
EX. SHED (ACCESSORY-RESIDENTIAL):	91.706 m ²
EX. BUILDING (AGRICULTURAL):	472.128 m ²
EX. BLD (AGRICULTURAL):	652.193 m ²
EX. BLD (AGRICULTURAL):	93.263 m ²
EX. BLD (AGRICULTURAL):	92.136 m ²
TOTAL EXISTING BUILDING AREA:	1723.158 m ²
TOTAL EXISTING BUILDING COVERAGE:	1.1 %
TOTAL EXISTING DWELLING BUILDING COVERAGE:	0.21 %
EXISTING RESIDENTIAL ACCESSORY LOT COVERAGE (% TOTAL LOT):	0.06 %
TOTAL EXISTING AGRICULTURAL BUILDING AREA:	1309.72 m ²
TOTAL EXISTING AGRICULTURAL BUILDING COVERAGE:	0.84 %
PROPOSED BUILDING AREAS AND COVERAGE:	
PROPOSED GREENHOUSE (AGRICULTURAL):	64120 m ²
PROPOSED BUILDING (INDUSTRIAL):	6324 m ²
TOTAL BUILDING AREA:	72167.16 m ²
TOTAL BUILDING COVERAGE (% TOTAL LOT):	46 %
TOTAL AGRICULTURAL BUILDING AREA:	65429.72 m ²
TOTAL AGRICULTURAL BUILDING COVERAGE (% TOTAL LOT):	41.73 %
TOTAL AGRICULTURAL BUILDING COVERAGE (% AGRICULTURAL SITE):	46.15 %
TOTAL DWELLING BUILDING AREA:	321.732 m ²
TOTAL DWELLING ACCESSORY BUILDING AREA:	91.706 m ²
TOTAL DWELLING BUILDING COVERAGE (% TOTAL LOT):	0.21 %
TOTAL DWELLING BUILDING COVERAGE (% AGRICULTURAL SITE):	0.23 %
TOTAL DWELLING ACCESSORY BUILDING COVERAGE (% TOTAL LOT):	0.08 %
TOTAL DWELLING ACCESSORY BUILDING COVERAGE (% AGRICULTURAL SITE):	0.06 %
TOTAL INDUSTRIAL BUILDING AREA:	6324 m ²
TOTAL INDUSTRIAL BUILDING COVERAGE (% TOTAL LOT):	4.03 %
TOTAL INDUSTRIAL BUILDING COVERAGE (% INDUSTRIAL SITE):	42.1 %

SUMMARY OF SITE STATISTICS:

- THE EXISTING LOT CONTAINS AGRICULTURAL BUILDINGS, A RESIDENTIAL DETACHED DWELLING AND A SHED ACCESSORY-TO THE RESIDENTIAL DETACHED DWELLING.
- THE EXISTING LOT (TOTAL PARCEL) IS 156795.668 m² IN AREA. THE EXISTING DWELLING OCCUPIES 0.21% OF THIS AREA, AND THE RESIDENTIAL ACCESSORY BUILDING OCCUPIES 0.08% OF THIS AREA. THE REMAINING EXISTING BUILDINGS ARE AGRICULTURAL USE, OCCUPYING 0.84% OF THE TOTAL LOT.
- THE TOTAL EXISTING LOT COVERAGE IS 1.1% OF THE TOTAL LOT.
- THE PROPOSED DEVELOPMENT INTENDS TO RE-ZONE A PORTION OF THE EXISTING LOT TO ALLOW FOR THE INDUSTRIAL USAGE, AND TO DEVELOP A NEW GREENHOUSE IN THE REMAINING AGRICULTURAL ZONE.
- THE PROPOSED INDUSTRIAL SITE AREA OCCUPIES AN AREA OF 15018.465 m² OR 9.58% OF THE TOTAL LOT/PARCEL AREA. THIS RETAINS 141777.203 m² OF AGRICULTURAL SITE AREA OR 90.42% OF THE TOTAL LOT/PARCEL AREA IN THE EXISTING AGRICULTURAL ZONE.
- THE PROPOSED INDUSTRIAL DEVELOPMENT INTENDS TO PROVIDE A MANUFACTURING/WAREHOUSE/OFFICE BUILDING OF 6324 m² OR 4.03 % OF THE PROPOSED INDUSTRIAL SITE AREA.
- THE PROPOSED AGRICULTURAL DEVELOPMENT INTENDS TO PROVIDE A GREENHOUSE BUILDING OF 64120 m². THIS PROPOSED GREENHOUSE, IN CONJUNCTION WITH THE EXISTING AGRICULTURAL BUILDINGS, THE TOTAL AGRICULTURAL BUILDING COVERAGE EQUATES TO 46.15 % OF THE PROPOSED AGRICULTURAL SITE.
- THE TOTAL PROPOSED BUILDING COVERAGE FOR ALL STRUCTURES WITHIN THIS PARCEL (ALL PROPOSED ZONES/SITES) IS 46%.



REVISION TABLE

NO.	DESCRIPTION	DATE
1	PRELIMINARY ISSUED FOR COORDINATION	2025/01/11
2	PRELIMINARY RE-ISSUED FOR COORDINATION	2025/02/04
3	PRELIMINARY RE-ISSUED FOR COORDINATION	2025/02/05

CDN BUILDINGS
 8340137
 CANADA INC.
 2148 HIGHWAY #3
 DELHI, ONTARIO
 N4B 2C2

SITE PLAN

PROJECT NUMBER	22-798
DATE	2025/01/21
DRAWN BY	WR
CHECKED BY	AA
SCALE	1:1000

SP1.00

Appendix 2:
DRAFT ZONING BY-LAW AMENDMENT TEXT AND SCHEDULE

THE CORPORATION OF NORFOLK COUNTY
ZONING BY-LAW NUMBER _____-2025

“A By-law of Norfolk County to amend Zoning By-Law 1-Z-2014 by rezoning lands legally described as Windham Concession 14 Part Lot 23 and municipally known as 2148 Highway 3, Norfolk County, from the ‘Agricultural (A)’ zone, to the ‘Agricultural Exception (A-SP__)’ zone as depicted on Schedule A attached hereto”

WHEREAS By-law No. 1-Z-2014 was enacted to regulate land use in Norfolk County.

AND WHEREAS it is deemed necessary to amend the said by-law by rezoning certain lands for the addition of certain provisions;

AND WHEREAS by motion 25-PD-001 the Council of The Corporation of Norfolk County deems it expedient to pass such a by-law;

NOW THEREFORE the Council of Norfolk County hereby enacts as follows:

1. **THAT** the “Schedule A Urban Centre” to By-law 1-Z-2014 is hereby further amended by rezoning those lands legally described as Windham Concession 14 Part Lot 23 , former Township on Monck and municipally known as 2148 Highway 3, Norfolk County from the “Agricultural (A)’ zone, to the ‘Agricultural Exception (A-SP__)’ zone, as shown on Schedule “A” attached hereto.
2. **THAT** Schedule ‘A’ attached hereto forms part of the By-law 1-Z-2014 as amended;
3. **THAT** Section 14: Special Provisions is hereby amended by the addition of the following:
14.990 On lands legally described as Windham Concession 14 Part Lot 23 and municipally known as 2148 Highway 3, In addition to the uses permitted in the A Zone, a greenhouse manufacturing facility shall also be permitted. In lieu of the corresponding provisions in the A Zone, the following shall apply:
 - Maximum building height shall be 13 meters

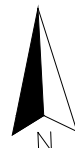
4. **THAT** all other provisions of the Zoning By-law 1-Z-2014, as amended, shall apply.

5. **THAT** this By-law shall come into force and take effect on the date of passing thereof, subject to the provisions of Section 34 of The Planning Act, R.S.O., 1990, as amended.

BY-LAW READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS ____ DAY OF _____, 2025.

Mayor

Clerk

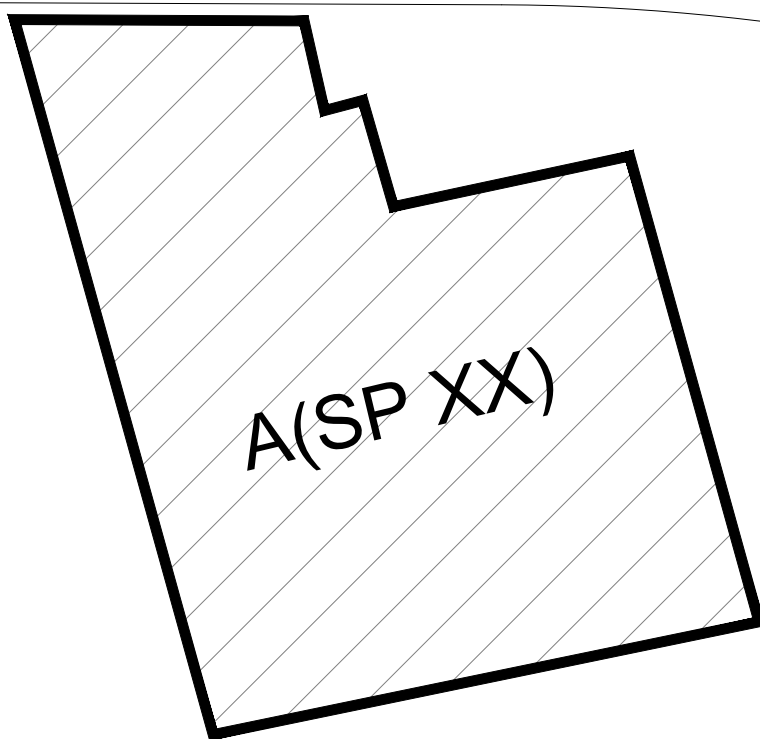


HIGHWAY 3

WILLOW DR.

SCOTT ST.

PINE GROVE RD.



A(SP XX)

LEGEND



SUBJECT LANDS
(±15.68 ha)

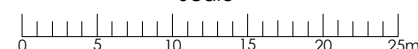


LANDS TO BE REZONED FROM 'Agriculture Zone' TO
'Agriculture Site Specific (SP- XX) zone

SCHEDULE "A"
ZONING BY-LAW AMENDMENT

2148 Highway, Delhi, Ontario

Scale



Source: City of Barrie Comprehensive Zoning By-Law 2009-141
Note: Information shown is approximate and subject to change.

IPS INNOVATIVE PLANNING SOLUTIONS CELEBRATING 20 YEARS
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 tel: 705-812-3281 fax: 705-812-3438 e: info@ipsconsultinginc.com www.ipsconsultinginc.com

Date: 2025-01-30
File: 24-1366

Drawn By: A.G.
Checked: N.S.

For Office Use Only:

File Number _____
Related File Number _____
Pre-consultation Meeting _____
Application Submitted _____
Complete Application _____

Public Notice Sign _____
Application Fee _____
Conservation Authority Fee _____
Well & Septic Info Provided _____
Planner _____

Check the type of planning application(s) you are submitting.

- Official Plan Amendment
- Zoning By-Law Amendment
- Temporary Use By-law
- Draft Plan of Subdivision/Vacant Land Condominium
- Condominium Exemption
- Site Plan Application
- Extension of a Temporary Use By-law
- Part Lot Control
- Cash-in-Lieu of Parking
- Renewable Energy Project or Radio Communication Tower

Please summarize the desired result of this application (for example, a special zoning provision on the subject lands to include additional use(s), changing the zone or official plan designation of the subject lands, creating a certain number of lots, or similar)

The desired result of this Zoning By-Law Amendment and Site Plan Application is to allow 1000105029 Ontario Inc to construct a 3,623 sq.m greenhouse manufacturing facility (Phase#1) and a 64,120 sq.m greenhouse facility for growing strawberries for the wholesale market. (see the attached Zoning By-Law Amendment Report as prepared by Innovative Planning Solutions.

Property Assessment Roll Number: 49102807800



A. Applicant Information

Name of Owner 1000105029 Ontario Inc (William Dendekker)

Address 2148 Hwy#3

Town and Postal Code Simcoe, Ontario N3Y 4K6

Phone Number 1-519-582-8222

Cell Number 1-519-403-8589

Email bd@cdnbuildings.com

Name of Applicant same as above

Address

Town and Postal Code

Phone Number

Cell Number

Email

Name of Agent

Address

Town and Postal Code

Phone Number

Cell Number

Email

Unless otherwise directed, Norfolk County will forward all correspondence and notices regarding this application to both owner and agent noted above.

Owner Agent Applicant

Names and addresses of any holder of any mortgages, charges or other encumbrances on the subject lands:

Farm Credit Canada 1800 Hamilton Street, PO Box 4320, Regina SK S4P 4L3



B. Location, Legal Description and Property Information

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

WDM CON14 PT LOT 23 RP 37R3879 PARTS 3 AND 4

TOWNSHIP OF WINDHAM

Municipal Civic Address: 2148 Hwy#3 Simcoe, Ontario

Present Official Plan Designation(s):

Present Zoning: Agricultural

2. Is there a special provision or site specific zone on the subject lands?

Yes No If yes, please specify corresponding number:

3. Present use of the subject lands:

Cash Crop Farming

4. Please describe **all existing** buildings or structures on the subject lands and whether they will be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from the front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

All existing buildings are to be retained. Please see the attached site plan and elevation drawings showing all of the above required information.

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

Not applicable

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

Please see the attached site plan and elevation drawings showing all of above required information.

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes No
If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

9. Existing use of abutting properties:

Cash crops on south and west sides and wholesale/retail greenhouse on east side.

10. Are there any easements or restrictive covenants affecting the subject lands?

Yes No If yes, describe the easement or restrictive covenant and its effect:

C. Purpose of Development Application

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Erect a greenhouse manufacturing facility (phase #1) and a greenhouse for strawberry production as phase#2.

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Permitted use provision of zoning by-law is not able to be met with greenhouse manufacturing building as this is a typically permitted as per the general industrial zone. The purpose of the industrial use is intended to heavily serve the agricultural uses and the principal use of the majority of the site is retained for agricultural use.

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? Yes No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? Yes No If yes, describe its effect:

5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?
 Yes No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Proposed final lot size (if boundary adjustment): _____

If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: _____

Description of land intended to be retained in metric units:

Frontage: _____

Depth: _____

Width: _____

Lot Area: _____

Present Use: _____

Proposed Use: _____

Buildings on retained land: _____

7. Description of proposed right-of-way/easement:

Frontage: _____

Depth: _____

Width: _____

Area: _____

Proposed use: _____

8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known):

9. Site Information**Zoning****Proposed**Please indicate unit of measurement, for example: m, m² or %

Lot frontage	30m	197.81m (ex)
Lot depth	n/a	506.95m (ex)
Lot width	n/a	380.77m (ex)
Lot area	40 acres	156795.67m ² (ex)
Lot coverage	n/a	46%
Front yard	13m	8.41m (ex)
Rear yard	3m	11.35m
Left Interior side yard	3m	35.42m
Right Interior side yard	3m	90m
Exterior side yard (corner lot)	13m	n/a
Landscaped open space	n/a	44.8%
Entrance access width	9m (MTO 305.070)	9m (MTOD 305.070)
Exit access width	same	same
Size of fencing or screening	n/a	n/a
Type of fencing	n/a	temp silt fence OPSD 219-110

10. Building Size

Number of storeys	n/a	2
Building height	11m	12.58
Total ground floor area	n/a	6329m ²
Total gross floor area	n/a	7070m ²
Total useable floor area	n/a	6363m ²

11. Off Street Parking and Loading Facilities

Number of off street parking spaces	95	95
Number of visitor parking spaces	n/a	n/a
Number of accessible parking spaces	5	5
Number of off street loading facilities	n/a	2

12. Residential (if applicable)

Number of buildings existing: 1

Number of buildings proposed: 0

Is this a conversion or addition to an existing building? Yes No

If yes, describe: _____

Type	Number of Units	Floor Area per Unit in m2
Single Detached	<u>1 (ex)</u>	<u>321.732m2 (ex)</u>
Semi-Detached	_____	_____
Duplex	_____	_____
Triplex	_____	_____
Four-plex	_____	_____
Street Townhouse	_____	_____
Stacked Townhouse	_____	_____
Apartment - Bachelor	_____	_____
Apartment - One bedroom	_____	_____
Apartment - Two bedroom	_____	_____
Apartment - Three bedroom	_____	_____

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool):

13. Commercial/Industrial Uses (if applicable)

Number of buildings existing: 3

Number of buildings proposed: 2 - (1 for Phase #1 & 1 for Phase #2)

Is this a conversion or addition to an existing building? Yes No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

Industrial = 5,561.97m2 Office = 1,309.81m2

Seating Capacity (for assembly halls or similar): n/a

Total number of fixed seats: n/a

Describe the type of business(es) proposed: Greenhouse Manufacturing / Greenhouse Growing

Total number of staff proposed initially: 15

Total number of staff proposed in five years: 30-35

Maximum number of staff on the largest shift: 15

Is open storage required: Yes No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

Yes No If yes please describe:

14. Institutional (if applicable)

Describe the type of use proposed: _____

Seating capacity (if applicable): _____

Number of beds (if applicable): _____

Total number of staff proposed initially: _____

Total number of staff proposed in five years: _____

Maximum number of staff on the largest shift: _____

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)

D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? Yes No Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? Yes No Unknown

3. Provide the information you used to determine the answers to the above questions:

See attached Phase#1 Environmental report

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? Yes No

E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act, R.S.O. 1990, c. P. 13*? Yes No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? Yes No

If no, please explain:

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? Yes No

If no, please explain:

Property is not located in a protected water source area.

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

Livestock facility or stockyard (submit MDS Calculation with application)

On the subject lands or within 500 meters – distance _____

Wooded area

On the subject lands or within 500 meters – distance _____

Municipal Landfill

On the subject lands or within 500 meters – distance _____

Sewage treatment plant or waste stabilization plant

On the subject lands or within 500 meters – distance _____

Provincially significant wetland (class 1, 2 or 3) or other environmental feature

On the subject lands or within 500 meters – distance _____

Floodplain

On the subject lands or within 500 meters – distance _____

Rehabilitated mine site

On the subject lands or within 500 meters – distance _____

Non-operating mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Active mine site within one kilometre

On the subject lands or within 500 meters – distance _____

Industrial or commercial use (specify the use(s))

On the subject lands or within 500 meters – distance _____

Active railway line

On the subject lands or within 500 meters – distance _____

Seasonal wetness of lands

On the subject lands or within 500 meters – distance _____

Erosion

On the subject lands or within 500 meters – distance _____

Abandoned gas wells

On the subject lands or within 500 meters – distance _____

F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- Municipal piped water Communal wells
 Individual wells Other (describe below)

Sewage Treatment

- Municipal sewers Communal system
 Septic tank and tile bed in good working order Other (describe below)

Storm Drainage

- Storm sewers Open ditches
 Other (describe below)

Retention Pond per attached S.W.M. dwgs.

2. Existing or proposed access to subject lands:

- Municipal road Provincial highway
 Unopened road Other (describe below)

Name of road/street: Highway #3

G. Other Information

1. Does the application involve a local business? Yes No

If yes, how many people are employed on the subject lands?

Approx 15 employees

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.

H. Supporting Material to be submitted by Applicant

In order for your application to be considered complete, **folded** hard copies (number of paper copies as directed by the planner) and an **electronic version (PDF) of the properly named site plan drawings, additional plans, studies and reports** will be required, including but not limited to the following details:

1. Concept/Layout Plan
2. All measurements in metric
3. Key map
4. Scale, legend and north arrow
5. Legal description and municipal address
6. Development name
7. Drawing title, number, original date and revision dates
8. Owner's name, address and telephone number
9. Engineer's name, address and telephone number
10. Professional engineer's stamp
11. Existing and proposed easements and right of ways
12. Zoning compliance table – required versus proposed
13. Parking space totals – required and proposed
14. All entrances to parking areas marked with directional arrows
15. Loading spaces, facilities and routes (for commercial developments)
16. All dimensions of the subject lands
17. Dimensions and setbacks of all buildings and structures
18. Location and setbacks of septic system and well from all existing and proposed lot lines, and all existing and proposed structures
19. Gross, ground and useable floor area
20. Lot coverage
21. Floor area ratio
22. Building entrances, building type, height, grades and extent of overhangs
23. Names, dimensions and location of adjacent streets including daylighting triangles
24. Driveways, curbs, drop curbs, pavement markings, widths, radii and traffic directional signs
25. All exterior stairways and ramps with dimensions and setbacks
26. Retaining walls including materials proposed
27. Fire access and routes
28. Location, dimensions and number of parking spaces (including visitor and accessible) and drive aisles
29. Location of mechanical room, and other building services (e.g. A/C, HRV)
30. Refuse disposal and storage areas including any related screening (if indoors, need notation on site plan)
31. Winter snow storage location

32. Landscape areas with dimensions
33. Natural features, watercourses and trees
34. Fire hydrants and utilities location
35. Fencing, screening and buffering – size, type and location
36. All hard surface materials
37. Light standards and wall mounted lights (plus a note on the site plan that all outdoor lighting is to be dark sky compliant)
38. Business signs (make sure they are not in sight lines)
39. Sidewalks and walkways with dimensions
40. Pedestrian access routes into site and around site
41. Bicycle parking
42. Architectural elevations of all building sides
43. All other requirements as per the pre-consultation meeting

In addition, the following additional plans, studies and reports, including but not limited to, **may** also be required as part of the complete application submission:

- Zoning Deficiency Form
- On-Site Sewage Disposal System Evaluation Form (to verify location and condition)
- Architectural Plan
- Buildings Elevation Plan
- Cut and Fill Plan
- Erosion and Sediment Control Plan
- Grading and Drainage Control Plan (around perimeter and within site) (existing and proposed)
- Landscape Plan
- Photometric (Lighting) Plan
- Plan and Profile Drawings
- Site Servicing Plan
- Storm water Management Plan
- Street Sign and Traffic Plan
- Street Tree Planting Plan
- Tree Preservation Plan
- Archaeological Assessment
- Environmental Impact Study

- Functional Servicing Report
- Geotechnical Study / Hydrogeological Review
- Minimum Distance Separation Schedule
- Noise or Vibration Study
- Record of Site Condition
- Storm water Management Report
- Traffic Impact Study – please contact the Planner to verify the scope required

Site Plan applications will require the following supporting materials:

1. Two (2) complete sets of the site plan drawings folded to 8½ x 11 and an electronic version in PDF format
2. Letter requesting that the Holding be removed (if applicable)
3. A cost estimate prepared by the applicant's engineer
4. An estimate for Parkland dedication by a certified land appraiser
5. Property Identification Number (PIN) printout

Standard condominium exemptions will require the following supporting materials:

- Plan of standard condominium (2 paper copies and 1 electronic copy)
- Draft condominium declaration
- Property Identification Number (PIN) printout

Your development approval might also be dependent on other relevant federal or provincial legislation, municipal by-laws or other agency approvals.

All final plans must include the owner's signature as well as the engineer's signature and seal.

I. Development Agreements

A development agreement may be required prior to site plan approval, subdivision and condominium applications. Should this be necessary for your development, you will be contacted by the agreement administrator with further details of the requirements including but not limited to insurance coverage, professional liability for your engineer, additional fees and securities.

J. Transfers, Easements and Postponement of Interest

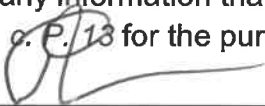
The owner acknowledges and agrees that if required, it is their solicitor's responsibility on behalf of the owner, to disclose the registration of all transfer(s) of land and/or easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.



Owner/Applicant Signature

June 19, 2025

Date

M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We _____ am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize _____ to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

Owner

Date

Owner

Date



N. Declaration

I, William Dendekker Sr. of Norfolk County

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:

Gibson Bennett Groom & Szorenyi Offices



Owner/Applicant Signature

In Tillsonburg, Ontario

This 19th day of June

A.D., 2025

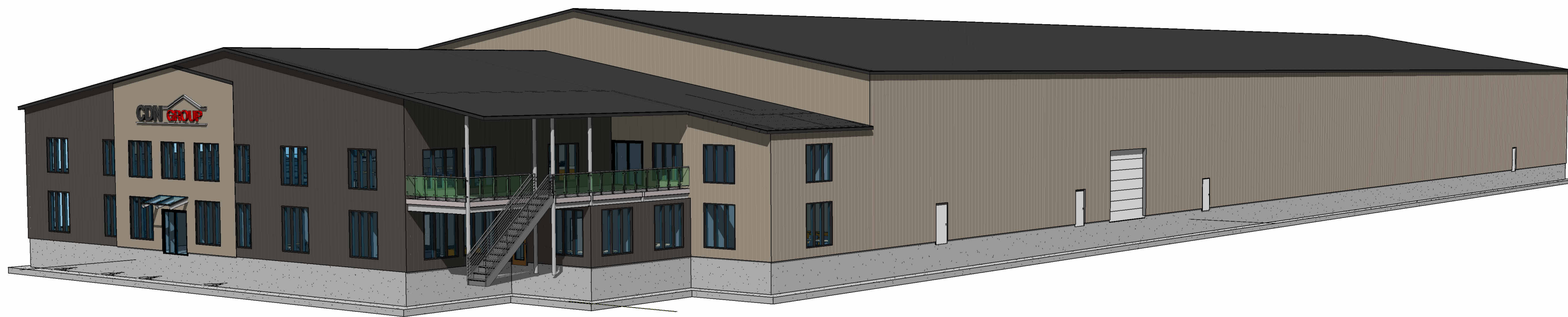


A Commissioner, etc.

**Tracey Lynne Justus, a Commissioner, etc.,
Province of Ontario,
for Gibson Bennett Groom & Szorenyi,
Barristers and Solicitors.
Expires July 13, 2026.**

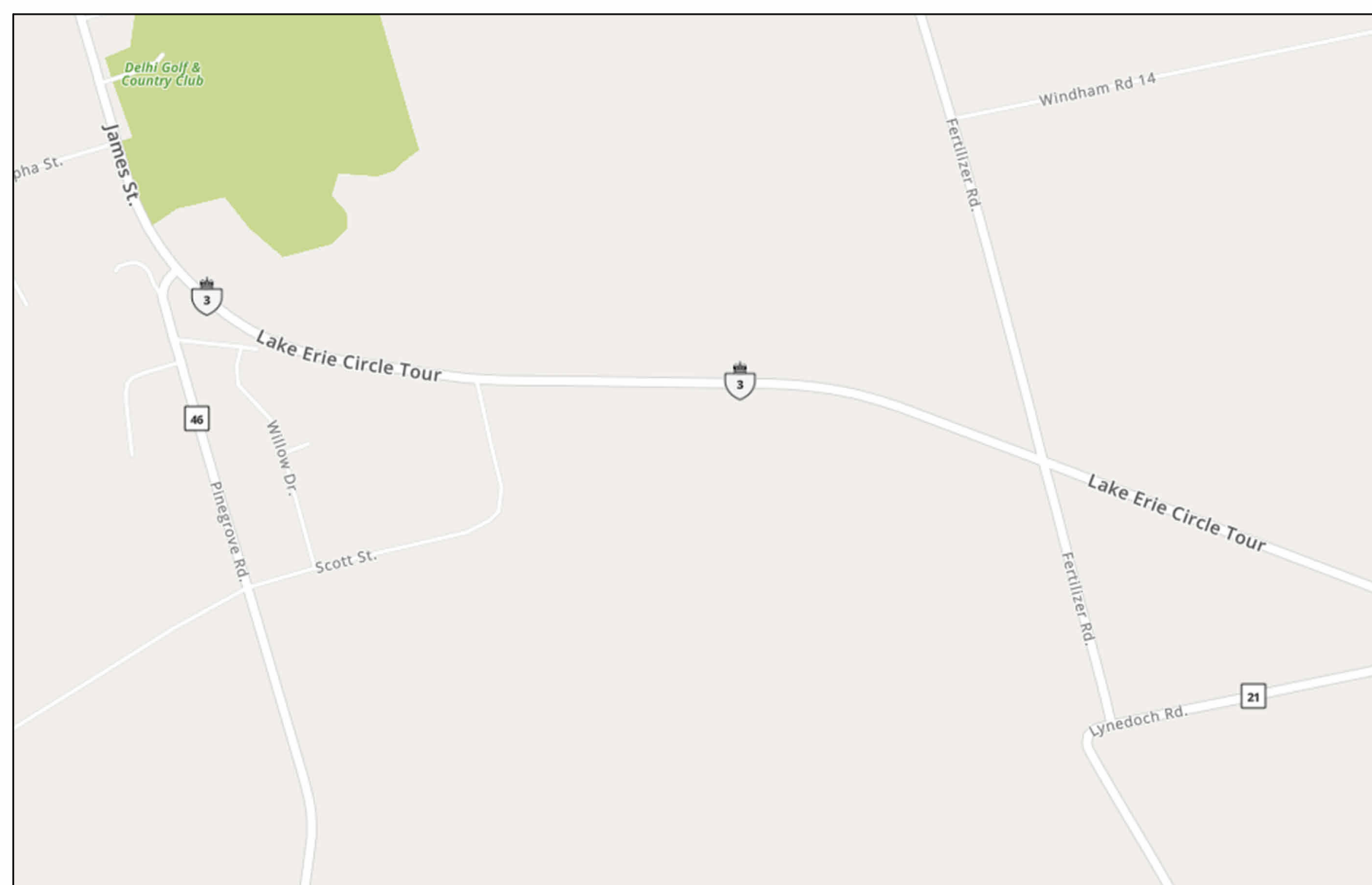
8340137 CANADA INC.

2148 HIGHWAY #3
DELHI, ONTARIO



01 rendered elevation

SCALE | nts



02 location

SCALE | nts

GENERAL NOTES

- IN ADDITION TO THESE GENERAL NOTES, THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS FOR OTHER SPECIFIC INSTRUCTIONS AS THEY MAY AFFECT THE GENERAL CONSTRUCTION OF THIS PROJECT. DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY WITH THE ARCHITECT AND OWNER ANY SUCH DISCREPANCIES PRIOR TO COMMENCING WORK.
- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED PERMITS SHALL BE ACQUIRED BEFORE COMMENCING ANY CONSTRUCTION.
- APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS WITH ALL REVISIONS, ADDENDA, AND CHANGE ORDERS IN GOOD CONDITION ON THE PREMISES AT ALL TIMES.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.
- STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. THE ARCHITECT SHALL BE NOTIFIED PRIOR TO CONTINUING WITH WORK IF ANY DISCREPANCIES OCCUR.
- CONTRACTOR SHALL REFER AND CONFORM TO ALL RECOMMENDATIONS AND FINDINGS AS SET FORTH IN SOILS GEOLOGICAL REPORT. THE OWNER AND/OR ARCHITECT ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF THE FINDINGS, OR FOR THE FINAL RECOMMENDATIONS, GRADING, TRENCHING, ETC.
- CONTACT OWNER FOR INSTRUCTIONS PRIOR TO THE CONTINUATION OF WORK SHOULD ANY UNUSUAL CONDITIONS BECOME APPARENT DURING GRADING OR FOUNDATION CONSTRUCTION. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. IF THEY DIFFER FROM THOSE SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE OWNER SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREIN OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.
- MEANS, METHODS, SAFETY MEASURES, CONSTRUCTION SITE PROTECTION, AND TEMPORARY SERVICES REQUIRED DURING CONSTRUCTION SHALL BE AT THE SOLE EXPENSE AND THE RESPONSIBILITY OF THE CONTRACTOR.
- ANY DETAILS OR NOTES REQUIRING FIELD VERIFICATION BY THE CONTRACTOR ARE TO BE DONE DURING THE BID PROCESS. DISCREPANCIES FOUND AFTER THE GENERAL CONTRACTOR IS SELECTED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND CORRECTED AT HIS/HER EXPENSE.

DRAWING INDEX

NO.	TITLE	REVISION
A0.00	COVER SHEET	
A0.01	OBG MATRIX & ASSEMBLY LEGENDS	
A0.02	ISOMETRIC MODELS	
A1.00	SURVEY	
A1.01	SITE PLAN	
A2.01	GROUND FLOOR PLAN	
A2.02	SECOND FLOOR PLAN	
A2.03	ENLARGED GROUND FLOOR OFFICE	
A2.04	ENLARGED GROUND FLOOR MAINTENANCE & INSTALL SHOP	
A2.05	ENLARGED SECOND FLOOR OFFICE	
A4.00	ELEVATIONS	
A5.00	BUILDING SECTIONS	
A5.01	BUILDING SECTIONS	
A6.00	UNIVERSAL WASHROOM DETAILS	
A6.01	BARRIER FREE STANDARD DETAILS	

SYMBOLS

EXTERIOR/INTERIOR ELEVATION REFERENCE	ELEVATION NUMBER SHEET NUMBER	WINDOW SCHEDULE REFERENCE	WINDOW NUMBER INDICATES WINDOW
DETAIL REFERENCE	DETAIL NUMBER SHEET NUMBER	DOOR SCHEDULE REFERENCE	DOOR NUMBER
BUILDING SECTION REFERENCE	SECTION NUMBER SHEET NUMBER	WALL TYPE REFERENCE	WALL TYPE NUMBER INDICATES WALL
WALL SECTION REFERENCE	SECTION NUMBER SHEET NUMBER	SPACE DESIGNATION	SPACE NAME SPACE NUMBER
REVISION SYMBOL	REVISION NUMBER	CODED NOTE REFERENCE	CODED NOTE NUMBER SUPPLEMENTARY NOTE
ELEVATION HEIGHT REFERENCE	HEIGHT ITEM REFERENCE	CODED NOTE REFERENCE	FINISHING TYPE NUMBER FINISHING TYPE NOTE

MATERIAL INDICATIONS

	EARTH
	GRANULAR FILL
	CONCRETE
	BRICK
	CONCRETE MASONRY
	STONE
	WOOD, FINISH GRAIN
	STEEL OR METAL
	WOOD, END GRAIN (NON-STRUCTURAL)
	WOOD FRAMING, CONTINUOUS MEMBER
	WOOD BLOCKING, INTERRUPTED MEMBER
	PLYWOOD, EDGE
	ACOUSTIC TILE
	GYPSUM BOARD
	BATT INSULATION
	RIGID INSULATION / E.I.F.S.
	SHEAR WALL

NOTE: MATERIALS SHOWN ARE FOR WALL SECTIONS AND/OR LARGE SCALE DETAILS ONLY. MATERIAL PATTERNS FOR SMALL SCALE PLANS AND/OR ELEVATIONS MAY VARY. REFER TO INDIVIDUAL LEGENDS AND/OR SCHEDULES FOR VARIATIONS.

ABBREVIATIONS

ABV	ABOVE	DTL	DETAIL	GB	GYPSUM WALL	OFF	OFFICE	SCH	SCHEDULE
AFF	ABOVE FINISHED	DIA	DIAMETER	GL	BOARD	O.C.	ON CENTER(S)	SECT	SECTION
FLOOR	FLOOR	DIM	DIMENSION	GL	GLASS	OPNG	OPENING	SHT	SHEET
AL	ALUMINUM	DN	DOWN	GVS	GALVANIZED STEEL	OPH	OPPOSITE HAND	SIM	SIMILAR
A/C	AIR CONDITIONING	DWR	DRAWER	HDW	HARDWARE	OD	OUTSIDE DIMENSION	SC	SOLID CORE
ARCH	ARCHITECT(URAL)	DWG	DRAWING	HM	HARDWOOD	PT	PAINTED	SLD SUR	SOLID SURFACE
@	AT	EA	EACH	HM	HOLLOW METAL	PLY	PLYWOOD	SPEC	SPECIFICATION
BCT	BABY CHANGE TABLE	ECB	EMERGENCY CALL	HMIN	HOLLOW METAL	PM	PROJECT MANAGER	SS	STAINLESS STEEL
BLK	BLOCKING	EBT	EDGE BAND	INS	INSULATED	PN	PROJECT NUMBER	STO	STORAGE
BOT	BOTTOM	EGB	EDGE BAND	HVAC	HEATING/VENTILATION AIR	PROJ	PROJECT	STR	STRUCTURAL
BLDG	BUILDING	ELEV	ELEVATION	INCH	INSIDE DIMENSION	P TRE	PRESSURE TREATED	SUSP	SUSPENDED
CH	COAT HOOK	EQ	EQUAL	INT	INTERIOR	REFR	REFRIGERATOR	TEL	TELEPHONE
CLG	CEILING	EQT	EQUIPMENT	INT	INTERIOR			TYP	TYPICAL
CIRC	CIRCUIT	EX	EXISTING	MFG	MANUFACTURE(R)			THRU	THRU
CL	CLEAR	EXP	EXPOSED	MECH	MECHANICAL	REMOVED	REMOVE(D)ABLE	UNO	UNLESS NOTED OTHERWISE
COL	COLUMN	EXT	EXTERIOR	MISC	MISCELLANEOUS	REQD	REQUIRED	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	EG	EXTERIOR GRADE	MILL	MILLIMETERS	RELS	RESILIENT	W/	WITH
CONST	CONSTRUCTION	FT	FEET, FOOT	MULL	MULLION	REV	REVISION(S)	WO	WITHOUT
CONT	CONTINUOUS (OR)	FIN	FINISHED	N/A	NOT APPLICABLE	RND	ROUND		
CT	CURRENT	FL	FLOORING	NOM	NOMINAL				
CTR	COUNTER	FD	FLOOR DRAIN	NTS	NOT TO SCALE				
		FLUR	FLOOR DRAIN						
		F.R.R.	FIRE RESISTANCE						
		FUR	FURRED(ING)						

PROJECT CONTACT LIST

OWNER	ARCHITECT	CIVIL ENGINEER	STRUCTURAL ENGINEER	MECHANICAL ENGINEER
(NAME)	(NAME)	(NAME)	(NAME)	(NAME)
(ADDRESS)	(ADDRESS)	(ADDRESS)	(ADDRESS)	(ADDRESS)
(CITY, PR, POSTAL)	(CITY, PR, POSTAL)	(CITY, PR, POSTAL)	(CITY, PR, POSTAL)	(CITY, PR, POSTAL)
(CONTACT)	(CONTACT)	(CONTACT)	(CONTACT)	(CONTACT)
(PHONE)	(PHONE)	(PHONE)	(PHONE)	(PHONE)
ELECTRICAL ENGINEER	LANDSCAPE ARCHITECT	OTHER	OTHER	OTHER
(NAME)	(NAME)	(NAME)	(NAME)	(NAME)
(ADDRESS)	(ADDRESS)	(ADDRESS)	(ADDRESS)	(ADDRESS)
(CITY, PR, POSTAL)	(CITY, PR, POSTAL)	(CITY, PR, POSTAL)	(CITY, PR, POSTAL)	(CITY, PR, POSTAL)
(CONTACT)	(CONTACT)	(CONTACT)	(CONTACT)	(CONTACT)
(PHONE)	(PHONE)	(PHONE)	(PHONE)	(PHONE)

General Notes

ALL DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGNS ARE THE PROPERTY OF PYLONS ARCHITECTURE INC. AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF THE DRAWINGS, SPECIFICATIONS, RELATED DOCUMENTS AND DESIGNS IN WHOLE OR IN PART IS STRICTLY FORBIDDEN WITHOUT PRIOR WRITTEN PERMISSION. VERIFY ALL DIMENSIONS, MATERIALS, AND STRUCTURAL MEMBERS ON SITE. ANY AND ALL DISCREPANCIES ARE TO BE REPORTED TO THE DESIGNERS BEFORE PROCEEDING WITH THE WORK. DRAWINGS NOT TO BE SCALED.

THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSE UNLESS COUNTERSIGNED BELOW.

Revision	Date
ISSUED FOR SPA	APR 28, 2025
ISSUED FOR PERMIT	MAY 21, 2025

PYLONS
architecture inc.
Architecture • Interior Design • Project Management
T | 289-637-1375 E | info@pylons.ca W | www.pylons.ca
A | 20 Rivermead Road, Unit# 101, Concord, Ontario, Canada



TRUE NORTH PROJECT NORTH

8340137 CANADA INC.

2148 HIGHWAY #3
DELHI, ONTARIO
N4B 2C2

COVER SHEET

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN

A0.00

Item	Ontario's 2024 Building Code Data Matrix Part 3 or 9				BC Reference					
	References are to Division B unless noted (A) for Division A or (C) for Division C.									
1	Project Description:	<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration	<input type="checkbox"/> Part 11 11.1 to 11.4	<input checked="" type="checkbox"/> Part 3 1.1.2 [A]	<input type="checkbox"/> Part 9 1.1.2 [A] & 9.10.1.3					
2	Major Occupancy(s)	Group F2, Group D		3.1.2.1 (1)	9.10.2					
3	Building Area (m ²)	Existing _____ New 6329 m ² Total 6329 m ²		1.4.1.2 [A]	1.4.1.2 [A]					
4	Gross Area	Existing _____ New 7070 m ² Total 7070 m ²		1.4.1.2 [A]	1.4.1.2 [A]					
5	Number of Storeys	Above grade 2 Below grade 0		1.4.1.2 [A] & 3.2.1.1	1.4.1.2 [A] & 9.10.4					
6	Number of Streets/Fire Fighter Access	1		3.2.2.10 & 3.2.5	9.10.20					
7	Building Classification	Group F, Division 2, up to 4 Storeys, Sprinklered (OBC 3.2.2.79.) Group D, up to 2 Storeys (OBC 3.2.2.64.)		3.2.2.20 - 83	9.10.2					
8	Sprinkler System Proposed	<input type="checkbox"/> Entire Building <input type="checkbox"/> Selected Compartments <input type="checkbox"/> Selected Floor Areas <input type="checkbox"/> Basement <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required <input type="checkbox"/> Existing		3.2.2.20 - 83 3.2.1.5 3.2.2.17 INDEX	9.10.8.2 INDEX					
9	Standpipe required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Existing		3.2.9	N/A					
10	Fire Alarm required	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Existing		3.2.4	9.10.18					
11	Water Service/Supply is Adequate	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Existing		3.2.5.7	N/A					
12	High Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.2.6	N/A					
13	Construction Restrictions	<input checked="" type="checkbox"/> Combustible Permitted <input type="checkbox"/> Non-Combustible Required		3.2.2.20 - 83	9.10.6					
14	Actual Construction	<input type="checkbox"/> Combustible <input checked="" type="checkbox"/> Non-Combustible <input type="checkbox"/> Both								
15	Mezzanine(s) Area m ²	44 m ²		3.2.1.1 (3)-(8)	9.10.4.1					
16	Occupant load based on	<input type="checkbox"/> In person <input checked="" type="checkbox"/> design of building <input type="checkbox"/> No Change		3.1.17	9.9.1.3					
17	Occupancy	F2 Load 98 persons								
18	Occupancy	D Load 196 persons								
16	Barrier-free Design	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (Explain)		3.8	9.5.2					
17	Hazardous Substances	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		3.3.1.2 & 3.3.1.19	9.10.1.3 (4)					
18	Required Fire Resistance Rating (FRR)	Horizontal Assemblies FRR (Hours) Floors 1 Hours Roof 1 Hours Mezzanine 1 Hours FRR of Supporting Members Floors 1 Hours Roof 1 Hours Mezzanine 1 Hours	Listed Design No. or Description	3.2.2.20 - 83 & 3.2.1.4	9.10.8 9.10.9					
19	Spatial Separation - Construction of Exterior Walls			3.2.3	9.10.14					
	Wall	Area of EBF (m ²)	L.D. (m)	L/H or H/L	Permitted Max. % of Openings	Proposed % of Openings	FRR (Hours)	Listed Design or Description	Comb. Const.	Non-comb. Const.
	North	913	288	>10:1	100%	3.3%				
	South	1109	179	>10:1	100%	3.1%				
	East	553	35	<3:1	55%	0.0%				
	West	553	172	<3:1	100%	15.1%				
20	Plumbing Fixture Requirements									
	Male/Female Count @ 50% / 50%, except as noted otherwise	Occupant Load	BC Table Number	Fixtures Required	Fixtures Provided					
	Basement: Occupancy _____									
	1ST Floor: Occupancy F2	40	3.7.4.9	6	6					
	2ND Floor: Occupancy D	25	3.7.4.7	6	6					
	3RD Floor: Occupancy _____	24	3.7.4.7	4	6					
	(Adjust as Required for Additional Floors or Occupancies)									
21	Other (describe)									

WALL / PARTITION TYPES

TAG	FIRE RATING	SOUND RATING	MIN. R-VALUE	CONSTRUCTION PLAN/SECTION	DESCRIPTION
W1	N/A	N/A	R-13 + R-19 ci		EXTERIOR WALL (OFFICE) - SEE W1 CALCULATION - DIAMOND RIB VERTICAL CORRUGATED STEEL CLADDING - 25 AIR GAP - AIR BARRIER - 92 RIGID INSULATION (R-7.5) - 152 Z-GIRT OR C-GIRT @ 914 O.C. w/ BATTS INSUL. BTWN. (MIN. CAVITY INSUL. DEPTH AT GIRT IS 114, CONSIDERED CONTINUOUS) (R-18) - POLY VAPOUR BARRIER
W2	N/A	N/A	R-13 + R-6.3 ci		EXTERIOR WALL (WAREHOUSE/SHOP) - DIAMOND RIB VERTICAL CORRUGATED STEEL CLADDING - 25 AIR GAP - AIR BARRIER - 92 RIGID INSULATION (R-7.5) - 152 Z-GIRT OR C-GIRT @ 915 O.C. w/ BATTS INSUL. BTWN. (MIN. R-VALUE) - WMP-50 LINER
W3	1 HOUR ULC W453	STC 54	N/A		1H FRR DEMISING WALL BETWEEN OCCUPANCIES - 2 LAYERS OF 15.9 SHEETROCK FIRECODE C CORE GWB - RC-1 STEEL RESILIENT CHANNEL @ 600 [24"] O.C. SCREW ATTACHED TO STUDS - 203 STEEL STUDS @ 400 O.C. - 102 THERMAFIBER SAFB (SOUND ATTENUATION FIRE BLANKET) - SHEET METAL FINISH - ALL JOINTS TAPED AND MUDDED. C/W PERIMETER FIRESTOP CAULKING
W4	1 HOUR ULC W453	STC 54	N/A		1H FRR STAIR WALL - 15.9 SHEETROCK FIRECODE C CORE GWB - RC-1 STEEL RESILIENT CHANNEL @ 600 [24"] O.C. SCREW ATTACHED TO STUDS - 200 STEEL STUDS @ 400 O.C. - 102 THERMAFIBER SAFB (SOUND ATTENUATION FIRE BLANKET) - 15.9 SHEETROCK FIRECODE C CORE GWB - ALL JOINTS TAPED AND MUDDED. C/W PERIMETER FIRESTOP CAULKING
W5	N/A	N/A	N/A		152 SHEET METAL INTERIOR PARTITION - SHEET METAL FINISH - 152 Z-GIRT OR C-GIRT @ 915 O.C.
W6	N/A	N/A	N/A		152 INTERIOR PARTITION - 12.7 GYPSUM BOARD FINISH - 152 STEEL STUDS @ 400 O.C. - 12.7 GYPSUM BOARD FINISH
W7	N/A	N/A	N/A		152 INTERIOR PARTITION - 12.7 GYPSUM BOARD FINISH - 92 STEEL STUDS @ 400 O.C. - 12.7 GYPSUM BOARD FINISH

ROOF TYPES

TAG	FIRE RATING	SOUND RATING	MIN. R-VALUE	CONSTRUCTION PLAN/SECTION	DESCRIPTION
R1	N/A	N/A	R-25 + R-11 Ls		OFFICE ROOF - TUFT RIB VERTICAL CORRUGATED STEEL ROOFING PANELS - 25 AIR GAP - AIR BARRIER - 64 RIGID INSULATION (R-12.5) - 152 Z-GIRT OR C-GIRT @ 915 O.C. w/ BATTS INSUL. BTWN. (MIN. R-25) - POLY VAPOUR BARRIER
R2	N/A	N/A	R-10 + R-19		OFFICE ROOF - TUFT RIB VERTICAL CORRUGATED STEEL ROOFING PANELS - 25 AIR GAP - AIR BARRIER - 50 RIGID INSULATION (R-10) - 152 Z-GIRT OR C-GIRT @ 915 O.C. w/ BATTS INSUL. BTWN. (MIN. R-19) - POLY VAPOUR BARRIER

W1 CALCULATION

R-VALUES:

EXTERIOR CLADDING: R-0.61
CONTINUOUS RIGID XPS INSULATION: R-7.5
FIBREGLASS BATT INSULATION (C.I.): R-18
FIBREGLASS BATT INSULATION: R-22

TOTAL: R-30.11
U-0.033

SB-10 ZONE 5 REQUIREMENTS

CONTINUOUS INSULATION: R-19
CAVITY INSULATION: R-13
MAX. ASSEMBLY U-VALUE: U-0.045

NOTE:

AIR BARRIER IS ACHIEVED THROUGH CONVENTIONAL AIR BARRIERS APPLIED TO THE EXTERIOR OF THE CONTINUOUS INSULATION, OR ALTERNATIVELY, THE INSULATION IS TUCK TAPED TO PROVIDE A CONTINUOUS AIR BARRIER THROUGH THE XPS INSULATION LAYER.

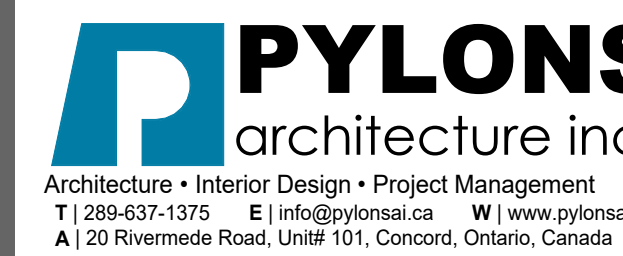
VAPOUR BARRIER IS ACHIEVED THROUGH CONVENTIONAL VAPOUR BARRIER MEMBRANES, TUCK TAPED AND LAPPED APPROPRIATELY AT JOINTS.

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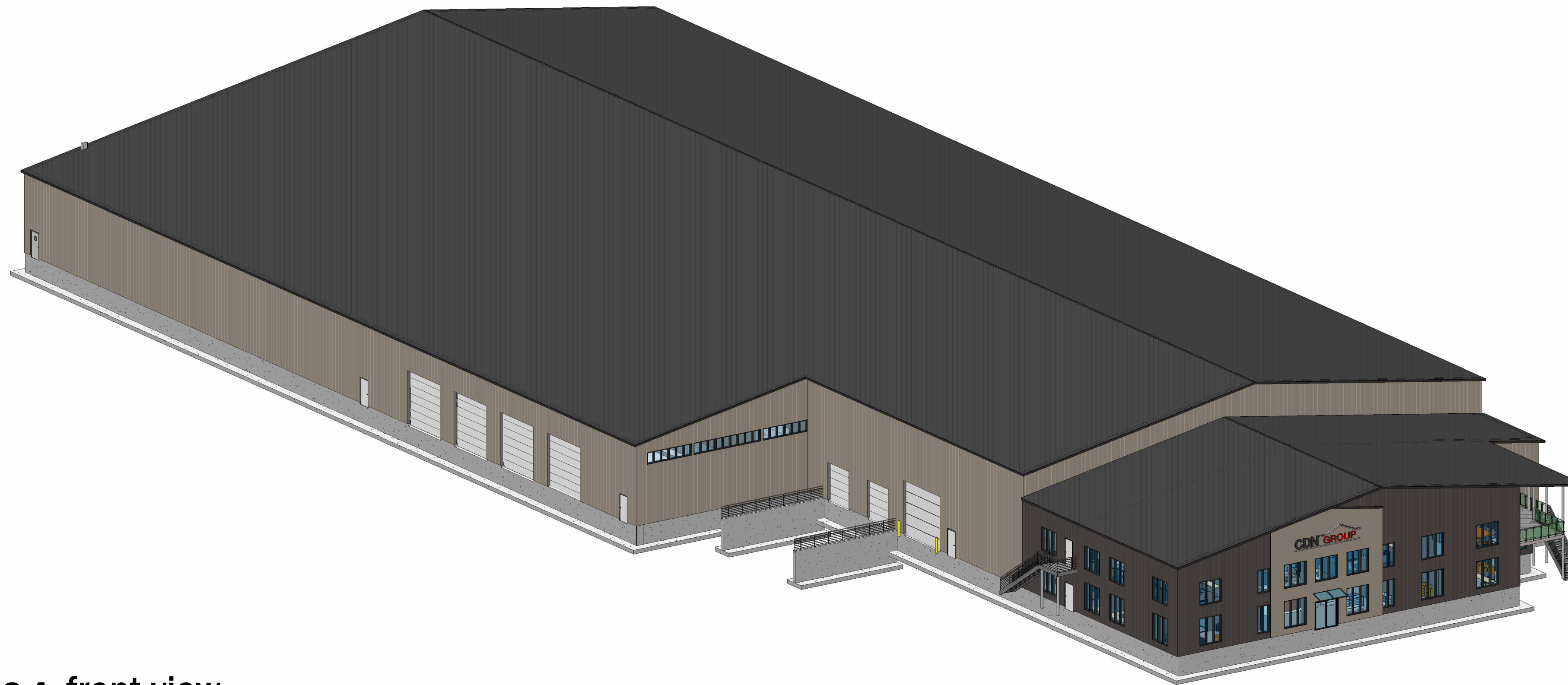
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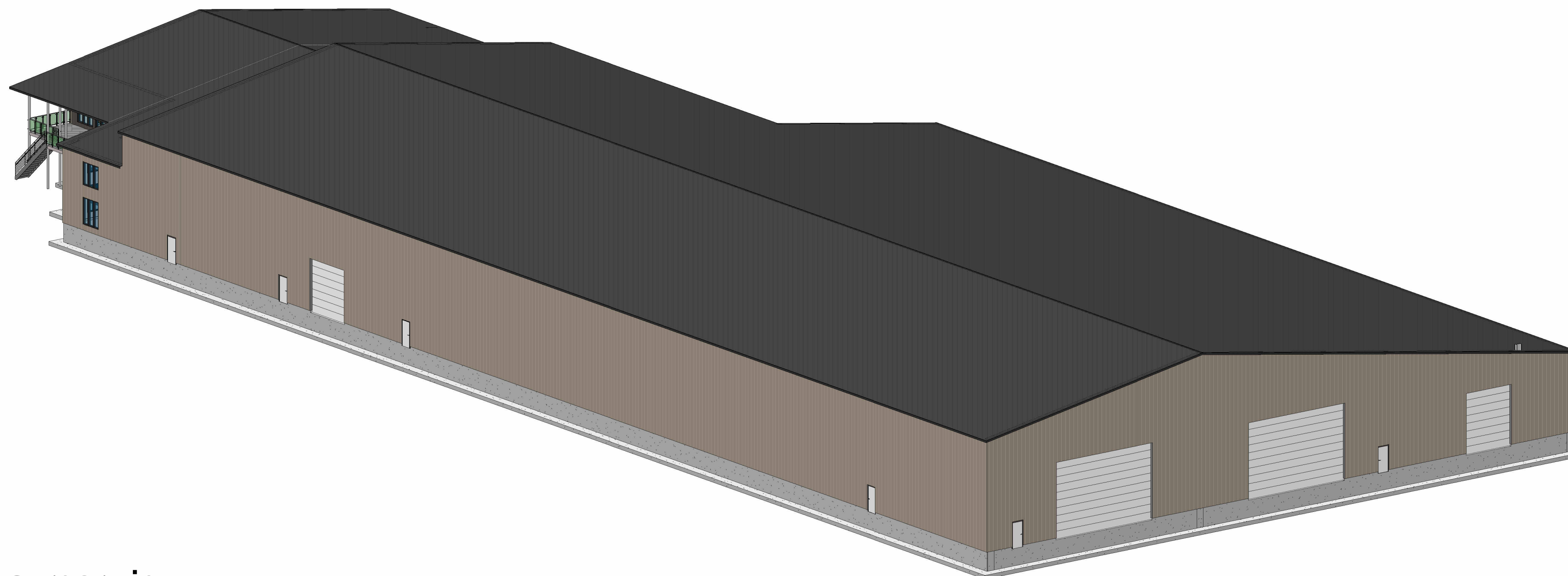
OBC MATRIX & ASSEMBLY LEGENDS

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: Author
Checked by: Checker

A0.01



01 front view
SCALE | nts



02 rear view
SCALE | nts

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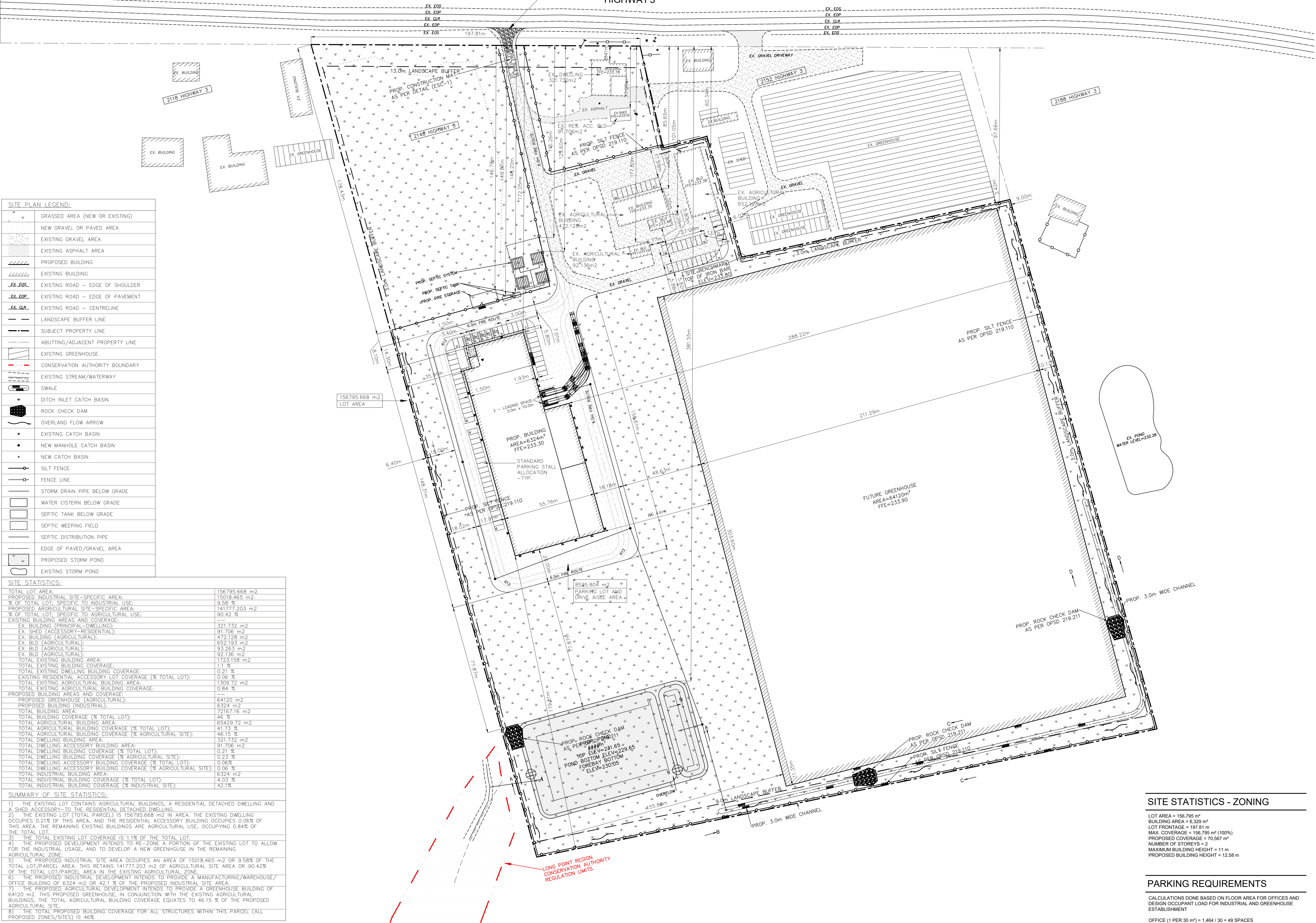
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ISOMETRIC MODELS

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: MH
Checked by: LDO

HIGHWAY 3



SITE PLAN LEGEND:

[Symbol]	GRASSED AREA (NEW OR EXISTING)
[Symbol]	NEW GRAVEL OR PAVED AREA
[Symbol]	EXISTING GRAVEL AREA
[Symbol]	EXISTING ASPHALT AREA
[Symbol]	PROPOSED BUILDING
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING ROAD - EDGE OF SHOULDER
[Symbol]	EXISTING ROAD - EDGE OF PAVEMENT
[Symbol]	EXISTING ROAD - CENTRELINE
[Symbol]	LANDSCAPE BUFFER LINE
[Symbol]	SUBJECT PROPERTY LINE
[Symbol]	ABUTTING/ADJACENT PROPERTY LINE
[Symbol]	EXISTING GREENHOUSE
[Symbol]	CONSERVATION AUTHORITY BOUNDARY
[Symbol]	EXISTING STREAM/WATERWAY
[Symbol]	SWALE
[Symbol]	DITCH INLET CATCH BASIN
[Symbol]	ROCK CHECK DAM
[Symbol]	OVERLAND FLOW ARROW
[Symbol]	EXISTING CATCH BASIN
[Symbol]	NEW MANHOLE CATCH BASIN
[Symbol]	NEW CATCH BASIN
[Symbol]	SILT FENCE
[Symbol]	FENCE LINE
[Symbol]	STORM DRAIN PIPE BELOW GRADE
[Symbol]	WATER CISTERN BELOW GRADE
[Symbol]	SEPTIC TANK BELOW GRADE
[Symbol]	SEPTIC WEeping FIELD
[Symbol]	SEPTIC DISTRIBUTION PIPE
[Symbol]	EDGE OF PAVED/GRAVEL AREA
[Symbol]	PROPOSED STORM POND
[Symbol]	EXISTING STORM POND

SITE STATISTICS:

TOTAL LOT AREA:	156795.668 m ²
PROPOSED INDUSTRIAL SITE-SPECIFIC AREA:	15018.465 m ²
% OF TOTAL LOT, SPECIFIC TO INDUSTRIAL USE:	9.58 %
PROPOSED AGRICULTURAL SITE-SPECIFIC AREA:	141777.203 m ²
% OF TOTAL LOT, SPECIFIC TO AGRICULTURAL USE:	90.42 %
EXISTING BUILDING AREAS AND COVERAGE:	
EX. BLD (PRINCIPAL-DWELLING):	321.732 m ²
EX. SHED (ACCESSORY-RESIDENTIAL):	91.706 m ²
EX. BLD (AGRICULTURAL):	472.128 m ²
EX. BLD (AGRICULTURAL):	652.193 m ²
EX. BLD (AGRICULTURAL):	93.263 m ²
EX. BLD (AGRICULTURAL):	92.136 m ²
TOTAL EXISTING BUILDING AREA:	1723.158 m ²
TOTAL EXISTING BUILDING COVERAGE:	1.1 %
TOTAL EXISTING DWELLING BUILDING COVERAGE:	0.21 %
EXISTING RESIDENTIAL ACCESSORY LOT COVERAGE (% TOTAL LOT):	0.06 %
TOTAL EXISTING AGRICULTURAL BUILDING AREA:	1309.72 m ²
TOTAL EXISTING AGRICULTURAL BUILDING COVERAGE:	0.84 %
PROPOSED BUILDING AREAS AND COVERAGE:	
PROPOSED GREENHOUSE (AGRICULTURAL):	64120 m ²
PROPOSED BUILDING (INDUSTRIAL):	6324 m ²
TOTAL BUILDING AREA:	72187.16 m ²
TOTAL BUILDING COVERAGE (% TOTAL LOT):	46 %
TOTAL AGRICULTURAL BUILDING AREA:	65429.72 m ²
TOTAL AGRICULTURAL BUILDING COVERAGE (% TOTAL LOT):	41.73 %
TOTAL AGRICULTURAL BUILDING COVERAGE (% AGRICULTURAL SITE):	46.15 %
TOTAL DWELLING BUILDING AREA:	321.732 m ²
TOTAL DWELLING BUILDING COVERAGE (% TOTAL LOT):	0.21 %
TOTAL DWELLING BUILDING COVERAGE (% AGRICULTURAL SITE):	0.23 %
TOTAL DWELLING ACCESSORY BUILDING COVERAGE (% TOTAL LOT):	0.06 %
TOTAL DWELLING ACCESSORY BUILDING COVERAGE (% AGRICULTURAL SITE):	0.06 %
TOTAL INDUSTRIAL BUILDING AREA:	6324 m ²
TOTAL INDUSTRIAL BUILDING COVERAGE (% TOTAL LOT):	4.03 %
TOTAL INDUSTRIAL BUILDING COVERAGE (% INDUSTRIAL SITE):	42.1 %

- SUMMARY OF SITE STATISTICS:**
- 1) THE EXISTING LOT CONTAINS AGRICULTURAL BUILDINGS, A RESIDENTIAL DETACHED DWELLING AND A SHED ACCESSORY-TO THE RESIDENTIAL DETACHED DWELLING.
 - 2) THE EXISTING LOT (TOTAL PARCEL) IS 156795.668 m² IN AREA. THE EXISTING DWELLING OCCUPIES 0.21% OF THIS AREA, AND THE RESIDENTIAL ACCESSORY BUILDING OCCUPIES 0.06% OF THIS AREA. THE REMAINING EXISTING BUILDINGS ARE AGRICULTURAL USE, OCCUPYING 0.84% OF THE TOTAL LOT.
 - 3) THE TOTAL EXISTING LOT COVERAGE IS 1.1% OF THE TOTAL LOT.
 - 4) THE PROPOSED DEVELOPMENT INTENDS TO RE-ZONE A PORTION OF THE EXISTING LOT TO ALLOW FOR THE INDUSTRIAL USAGE, AND TO DEVELOP A NEW GREENHOUSE IN THE REMAINING AGRICULTURAL ZONE.
 - 5) THE PROPOSED INDUSTRIAL SITE AREA OCCUPIES AN AREA OF 15018.465 m² OR 9.58% OF THE TOTAL LOT/PARCEL AREA. THIS RETAINS 141777.203 m² OF AGRICULTURAL SITE AREA OR 90.42% OF THE TOTAL LOT/PARCEL AREA IN THE EXISTING AGRICULTURAL ZONE.
 - 6) THE PROPOSED INDUSTRIAL DEVELOPMENT INTENDS TO PROVIDE A MANUFACTURING/WAREHOUSE/OFFICE BUILDING OF 6324 m² OR 42.1 % OF THE PROPOSED INDUSTRIAL SITE AREA.
 - 7) THE PROPOSED AGRICULTURAL DEVELOPMENT INTENDS TO PROVIDE A GREENHOUSE BUILDING OF 64120 m². THIS PROPOSED GREENHOUSE, IN CONJUNCTION WITH THE EXISTING AGRICULTURAL BUILDINGS, THE TOTAL AGRICULTURAL BUILDING COVERAGE EQUATES TO 46.15 % OF THE PROPOSED AGRICULTURAL SITE.
 - 8) THE TOTAL PROPOSED BUILDING COVERAGE FOR ALL STRUCTURES WITHIN THIS PARCEL (ALL PROPOSED ZONES/SITES) IS 46%.

SITE STATISTICS - ZONING

LOT AREA =	156,795 m ²
BUILDING AREA =	6,329 m ²
LOT FRONTAGE =	197.81 m
MAX. COVERAGE =	156,795 m ² (100%)
PROPOSED COVERAGE =	70,567 m ²
NUMBER OF STOREYS =	2
MAXIMUM BUILDING HEIGHT =	11 m
PROPOSED BUILDING HEIGHT =	12.58 m

PARKING REQUIREMENTS

CALCULATIONS DONE BASED ON FLOOR AREA FOR OFFICES AND DESIGN OCCUPANT LOAD FOR INDUSTRIAL AND GREENHOUSE ESTABLISHMENT

OFFICE (1 PER 30 m²) = 1,464 / 30 = 49 SPACES
 INDUSTRIAL ESTABLISHMENT (40 OCCUPANTS) = 40 SPACES
 GREENHOUSE (6 OCCUPANTS) = 6 SPACES

TOTAL OF 95 PARKING SPACES INCLUDING:
 2 TYPE A ACCESSIBLE SPACES AND 3 TYPE B ACCESSIBLE SPACES

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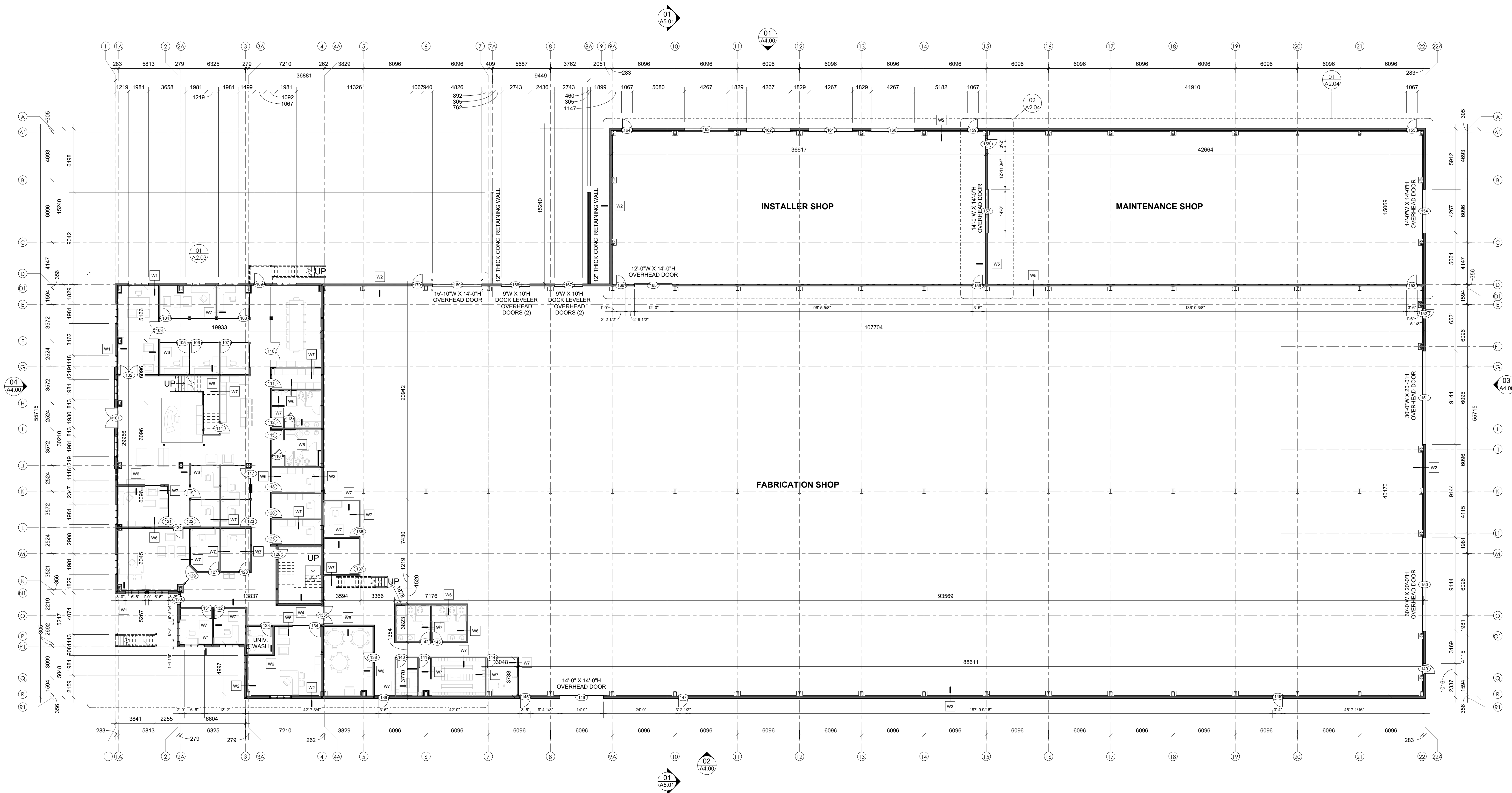
TRUE NORTH PROJECT NORTH

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2148 HIGHWAY #3 DELHI, ONTARIO N4B 2C2

SITE PLAN

Project No.: 23-PA32
 Scale: AS NOTED
 Date: MAY 20, 2025
 Drawn by: AS/RN
 Checked by: RN

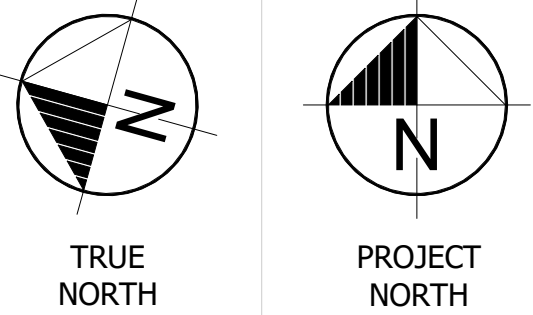


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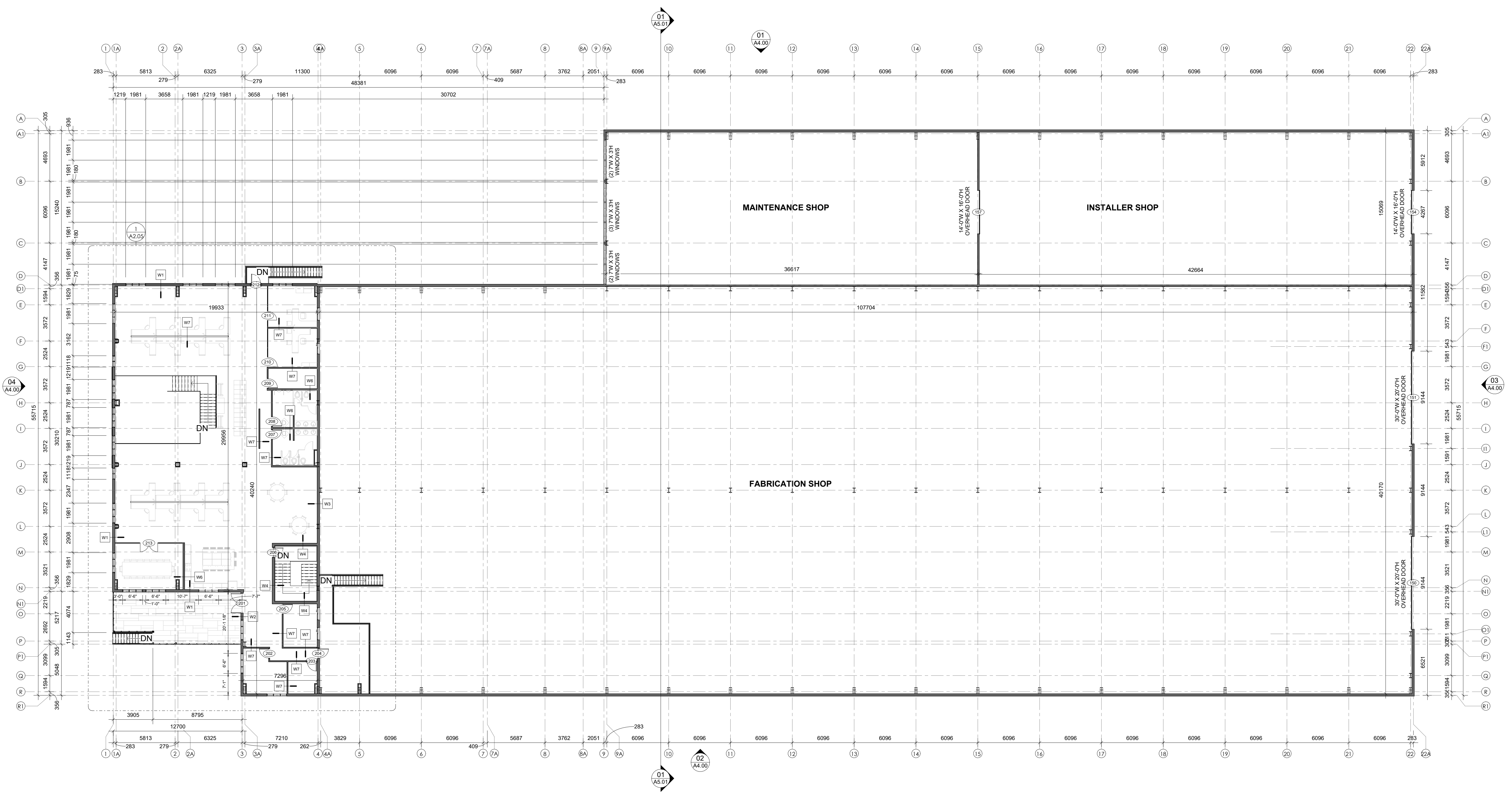
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GROUND FLOOR PLAN

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN

A2.01

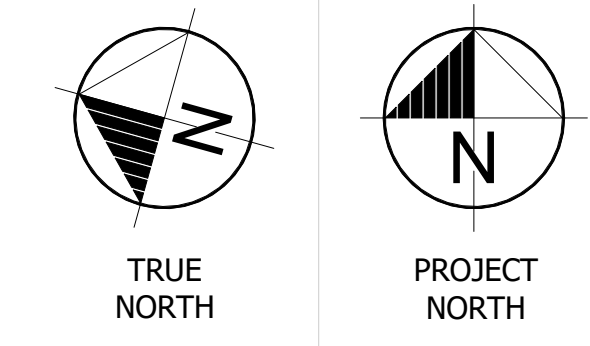
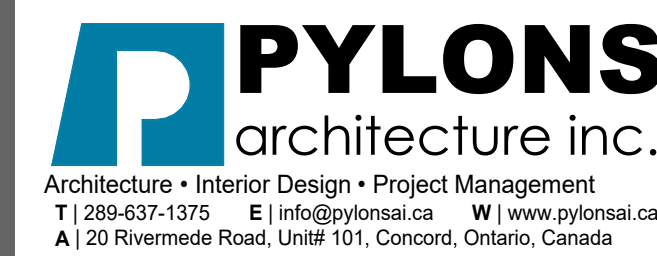


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SECOND FLOOR PLAN

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
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Checked by: RN

A2.02



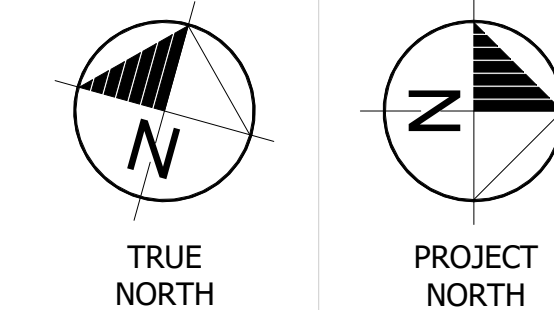
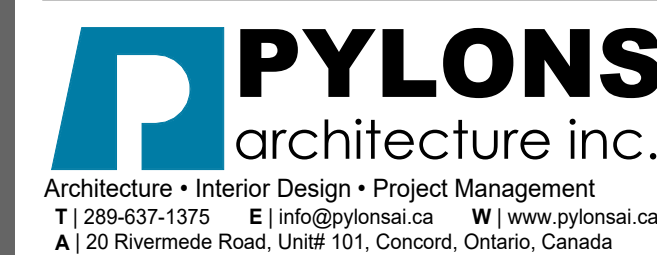
01 enlarged ground floor office plan
SCALE | 1 : 75

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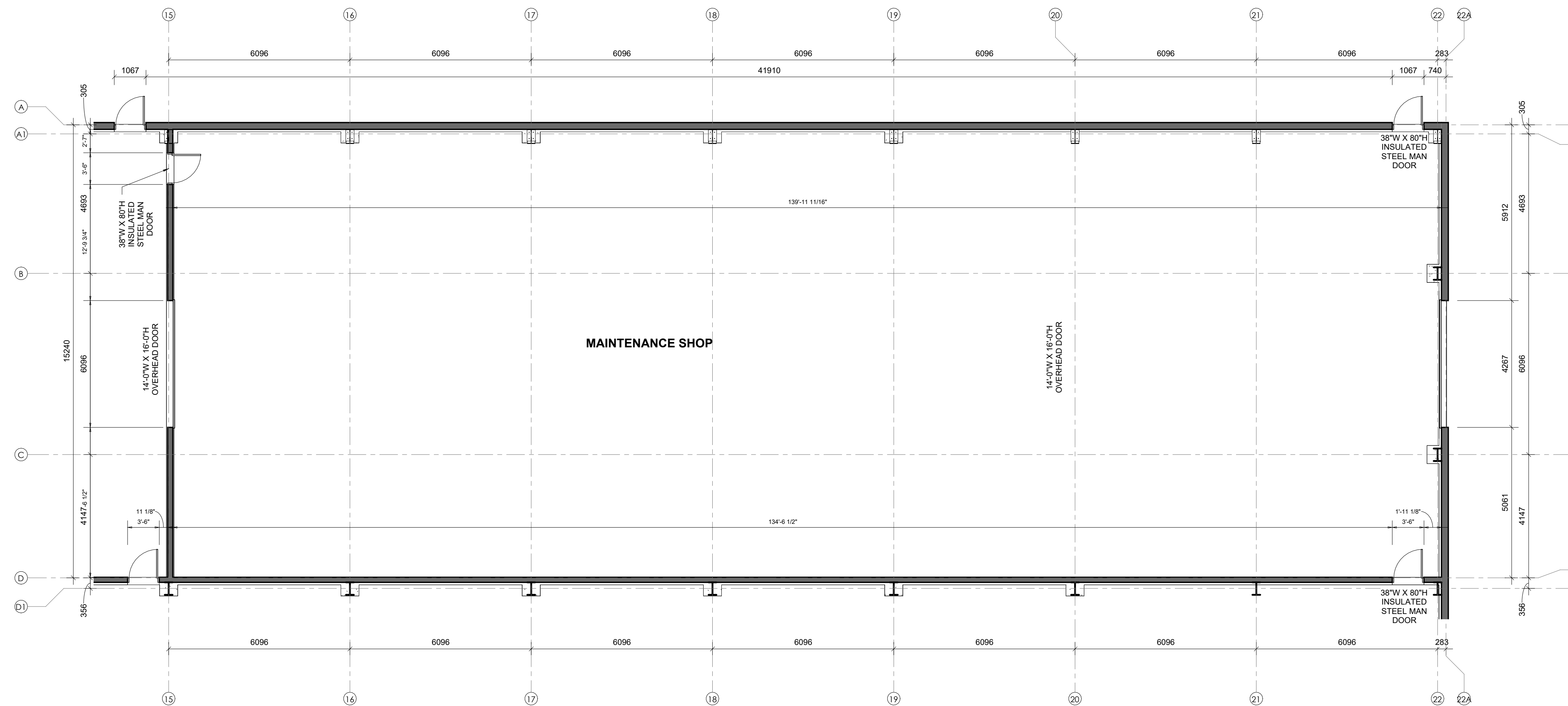


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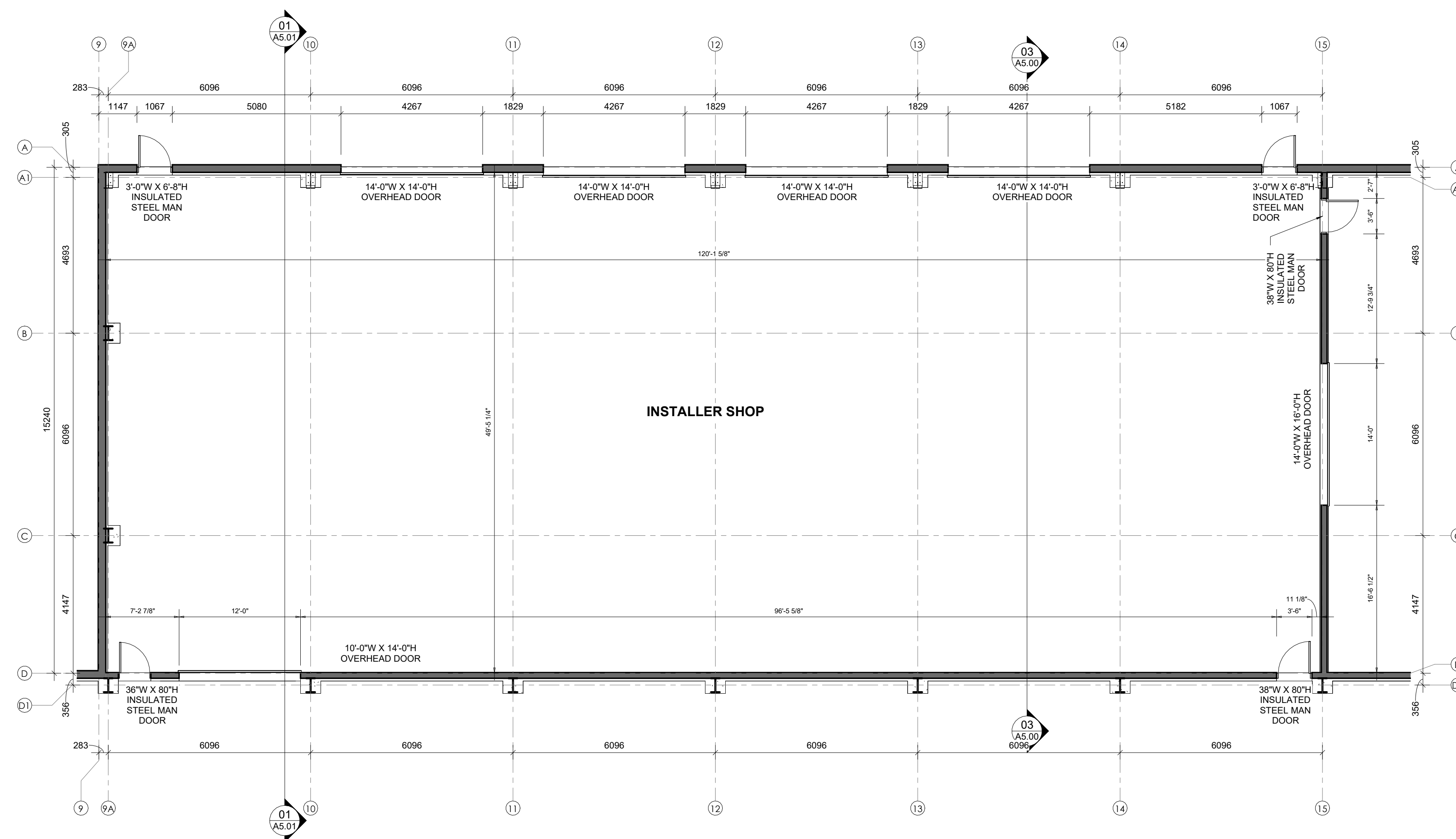
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ENLARGED GROUND
FLOOR OFFICE

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN



01 enlarged maintenance shop plan
SCALE | 1 : 96



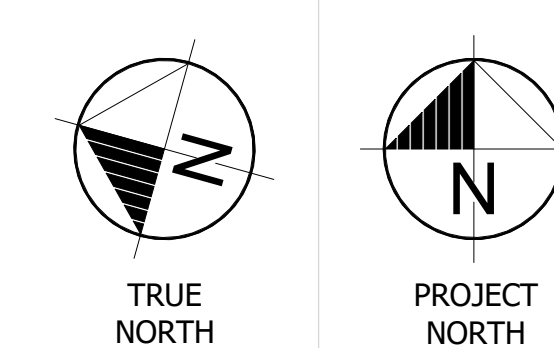
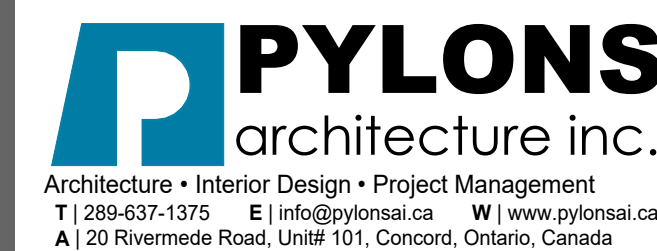
02 enlarged installer shop plan
SCALE | 1 : 96

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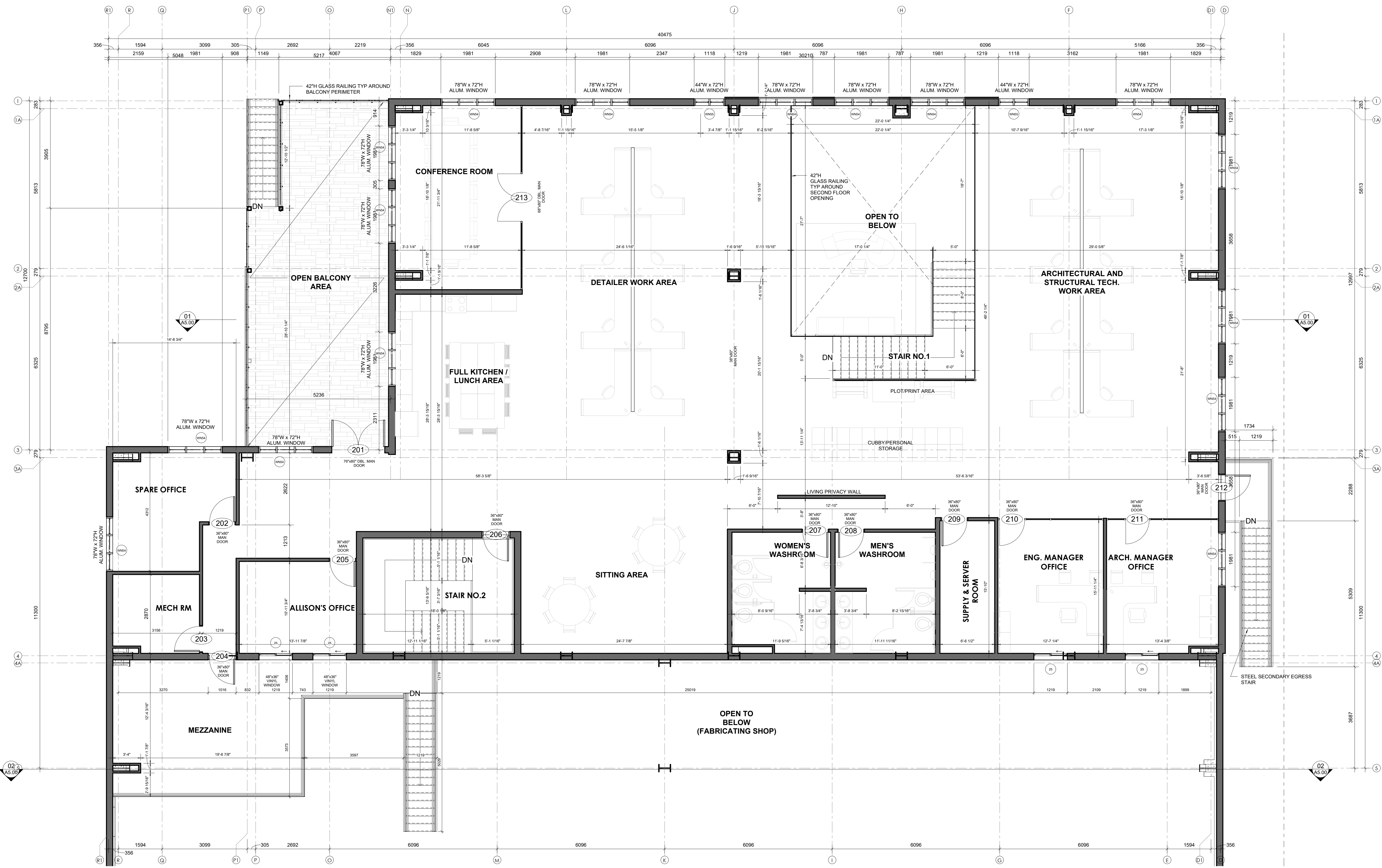
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N4B 2C2

ENLARGED GROUND
FLOOR MAINTENANCE &
INSTALL SHOP

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN

A2.04

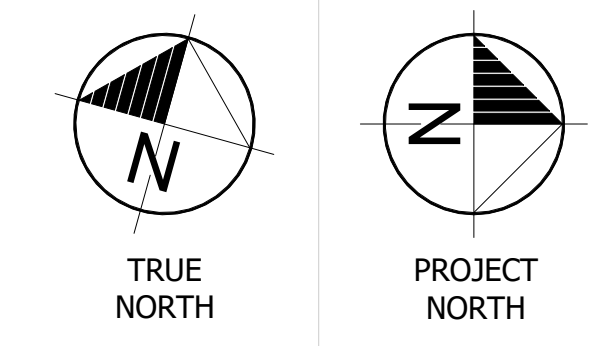


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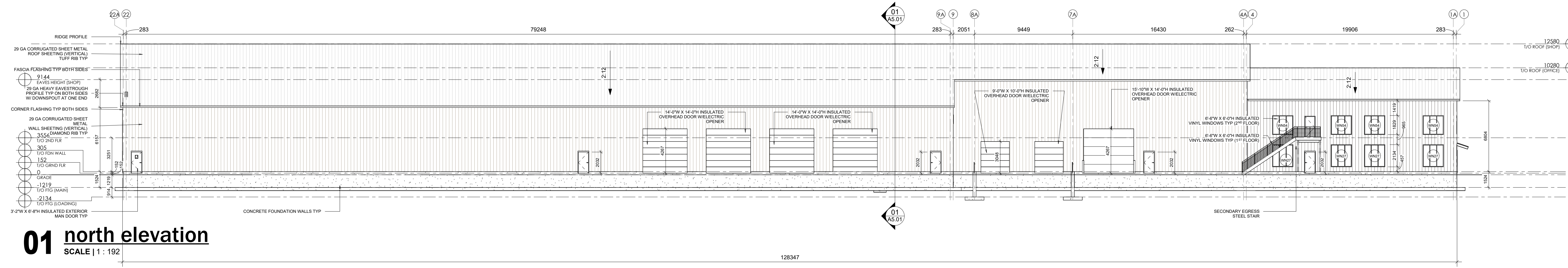
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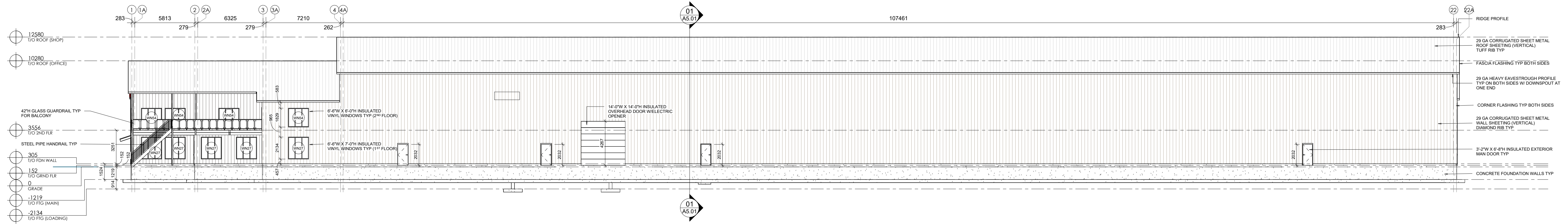
ENLARGED SECOND FLOOR OFFICE

Project No.: 23-PA32
Scale: 1:800
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Drawn by: AS/RN
Checked by: RN

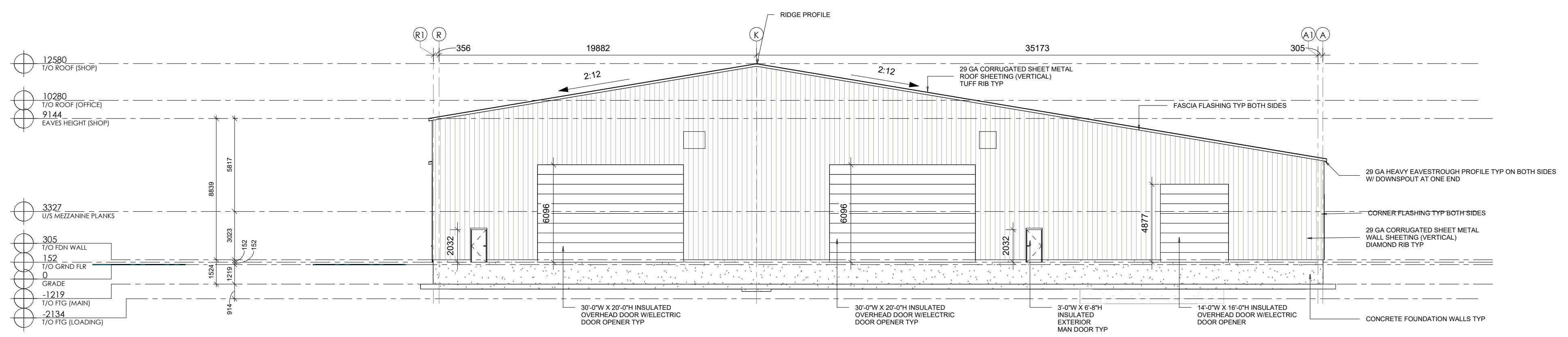
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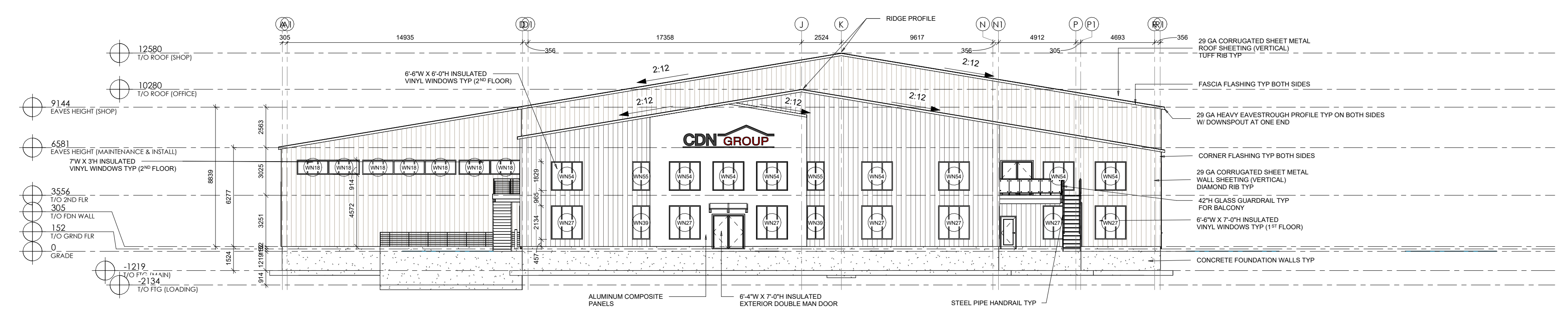
01 north elevation
SCALE | 1 : 192



02 south elevation
SCALE | 1 : 192



03 east elevation
SCALE | 1 : 192



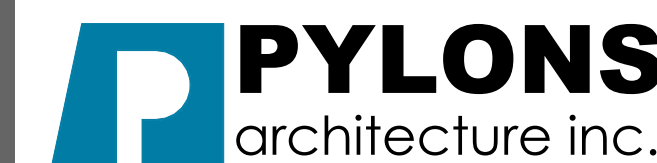
04 west elevation
SCALE | 1 : 192

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Revision	Date
ISSUED FOR SPA	APR 28, 2025
ISSUED FOR PERMIT	MAY 21, 2025



Architecture • Interior Design • Project Management
T 289-637-1375 E info@pylons.ca W www.pylons.ca
A | 20 Rivermead Road, Unit# 101, Concord, Ontario, Canada



TRUE NORTH PROJECT NORTH

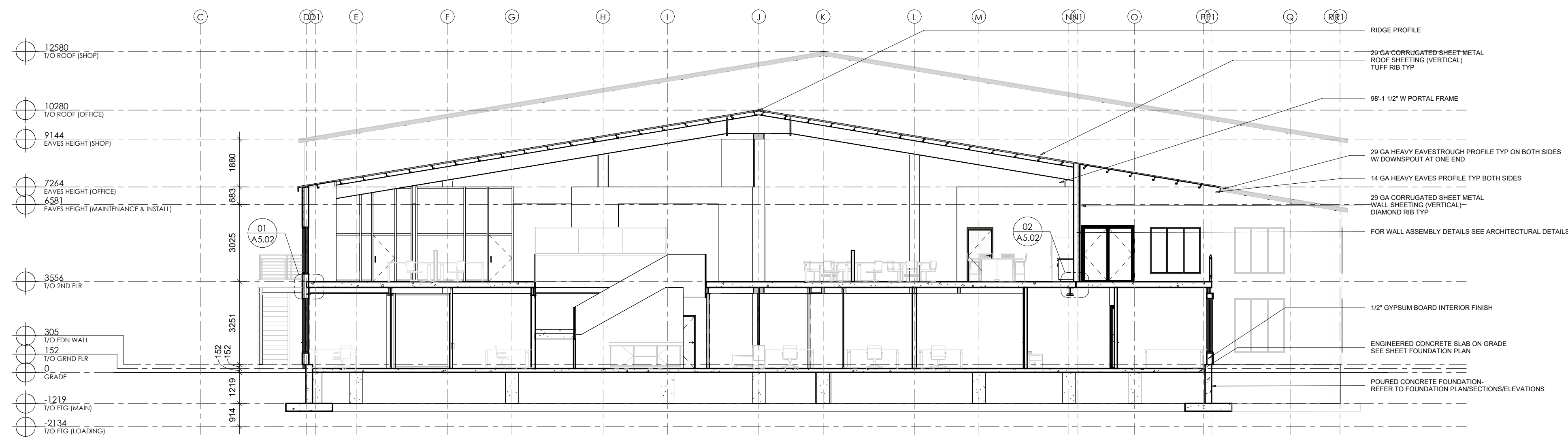
8340137 CANADA INC.

2148 HIGHWAY #3
DELHI, ONTARIO
N4B 2C2

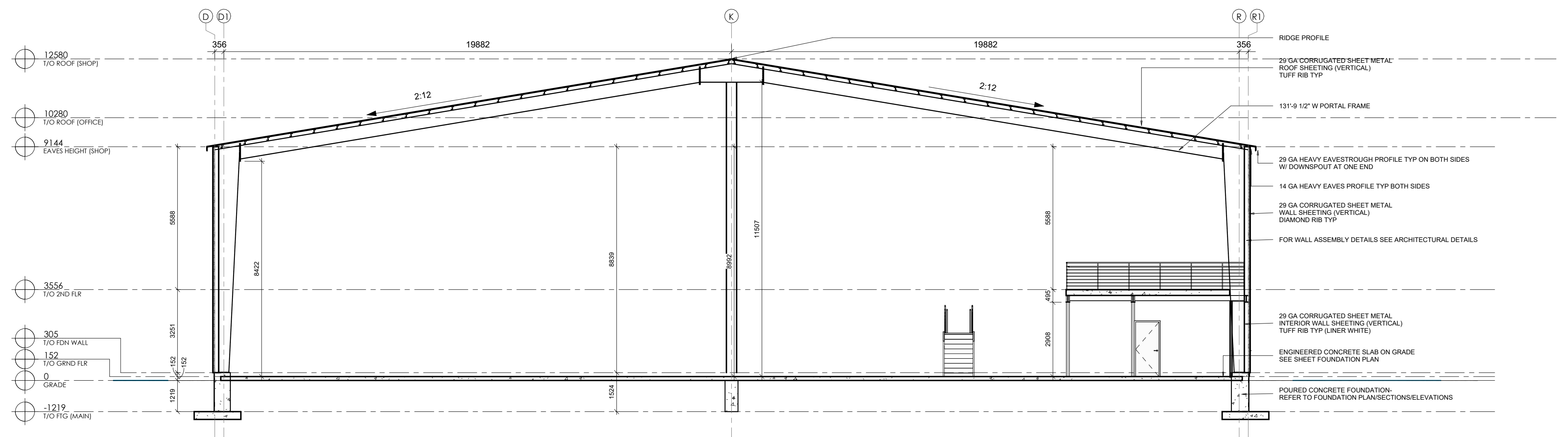
ELEVATIONS

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN

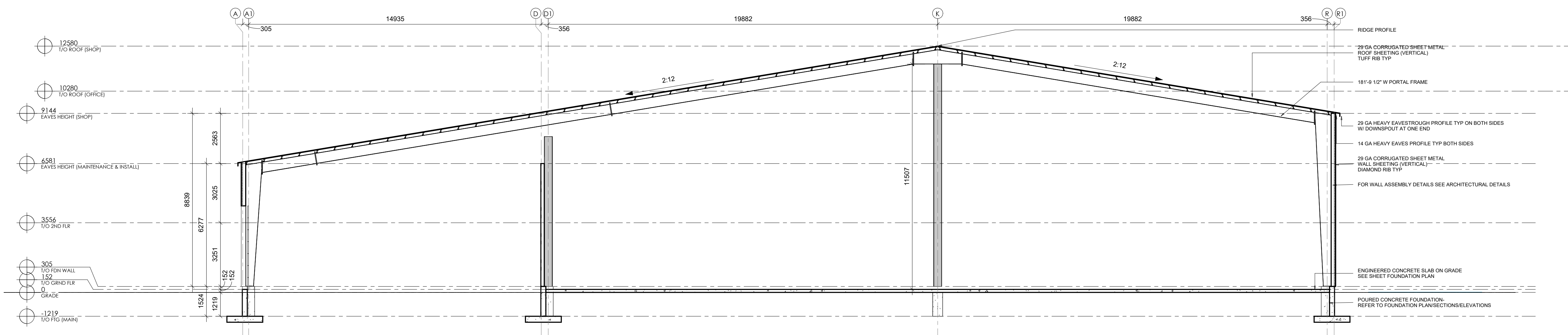
A4.00



01 section 'A'
SCALE | 1 : 120



02 section 'B'
SCALE | 1 : 120



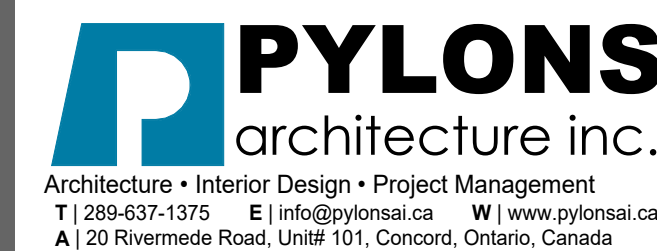
03 section 'C'
SCALE | 1 : 120

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ISSUED FOR PERMIT	MAY 21, 2025



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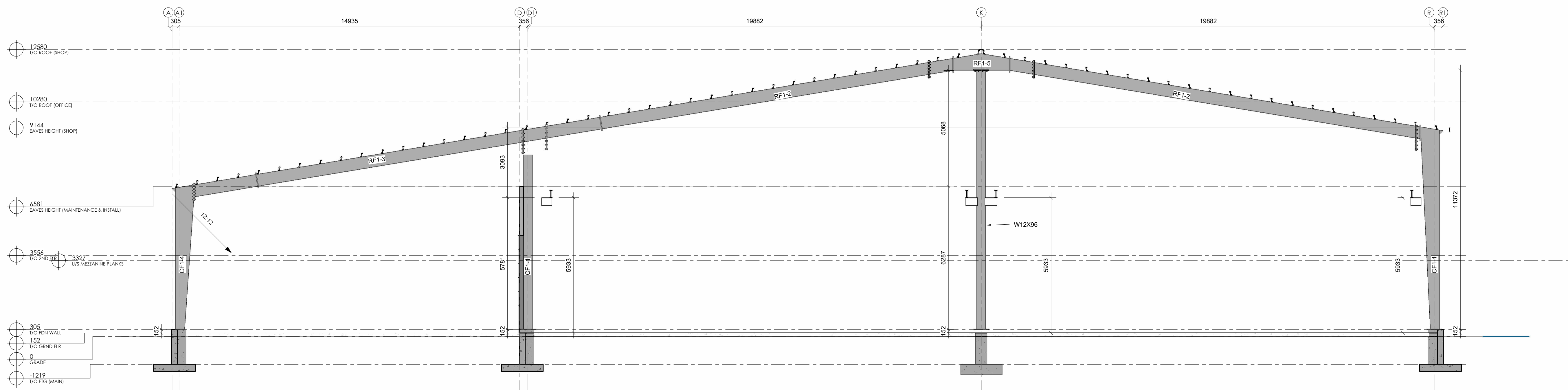
8340137 CANADA INC.

2148 HIGHWAY #3
DELHI, ONTARIO
N4B 2C2

BUILDING SECTIONS

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN

A5.00



01 portal frame
SCALE | 1 : 96

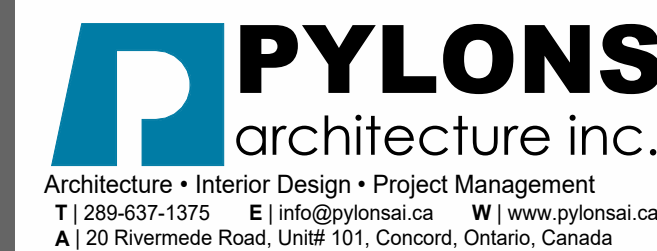
MEMBER TABLE					
MARK	LENGTH	WEB DEPTH START/END	WEB PLATE THICK	FLANGE THICK	FLANGE WIDTH
CFI-1	26'-9"	300/1000	3/8	1/2	8"
RF1-2	53'-11"	1000/600	3/8	1/2	8"
RF1-3	47'-2"	600/300	3/8	1/2	8"
CFI-4	19'-7"	300/800	3/8	1/2	8"
RF1-5	19'-8"	1000/600	3/8	1/2	8"

General Notes

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Revision	Date
ISSUED FOR SPA	APR 28, 2025
ISSUED FOR PERMIT	MAY 21, 2025



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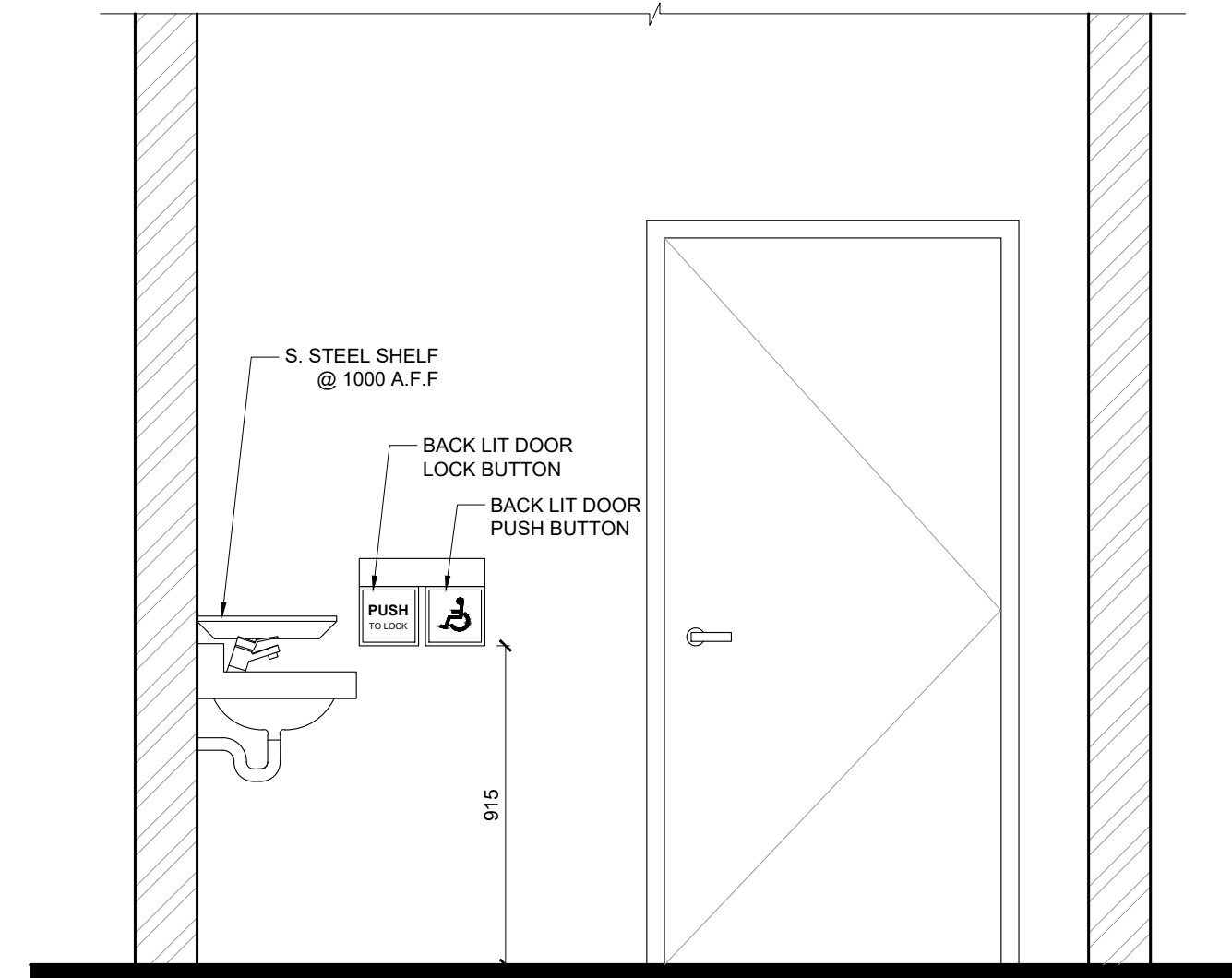
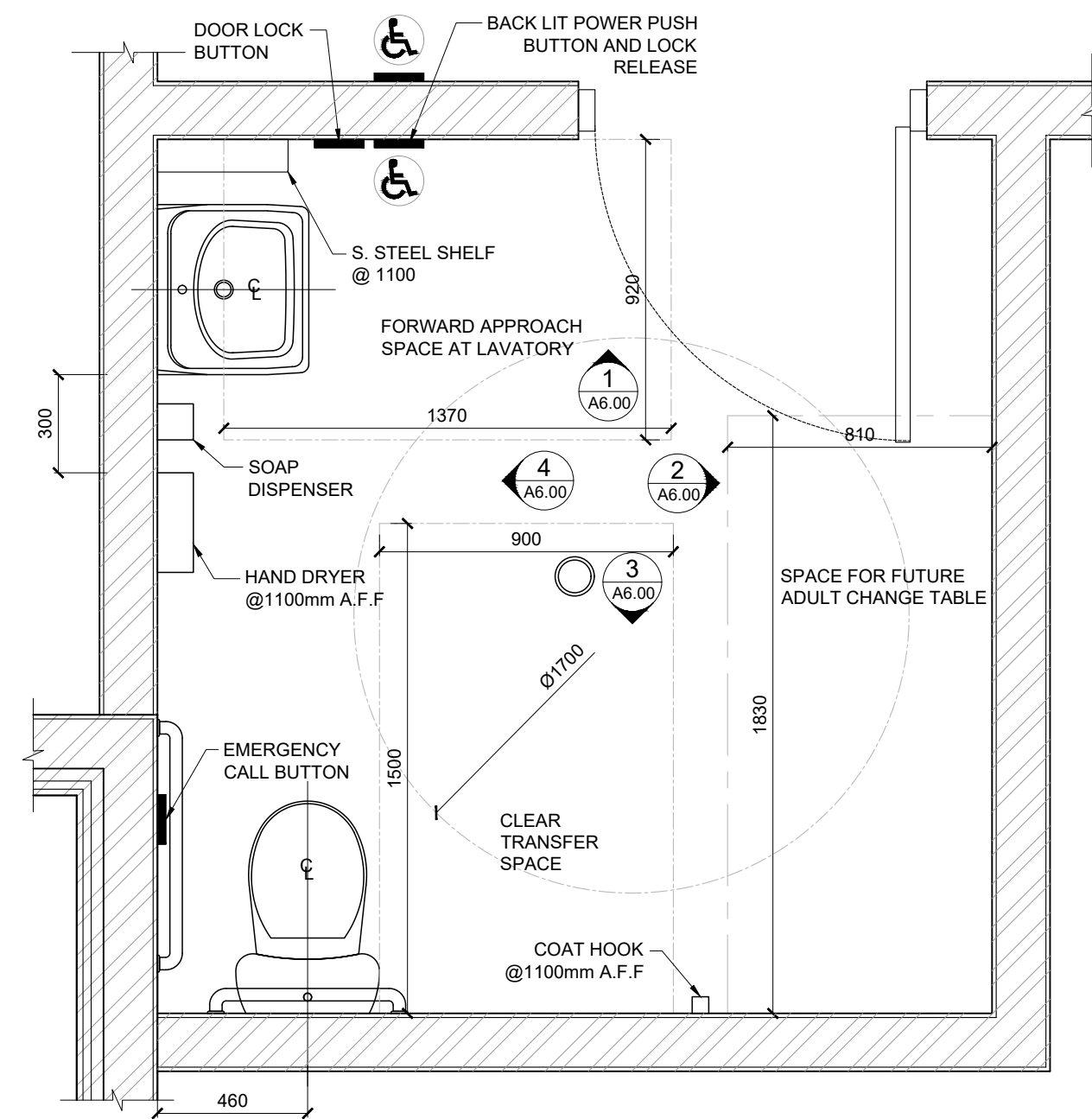
8340137 CANADA INC.

2148 HIGHWAY #3
DELHI, ONTARIO
N4B 2C2

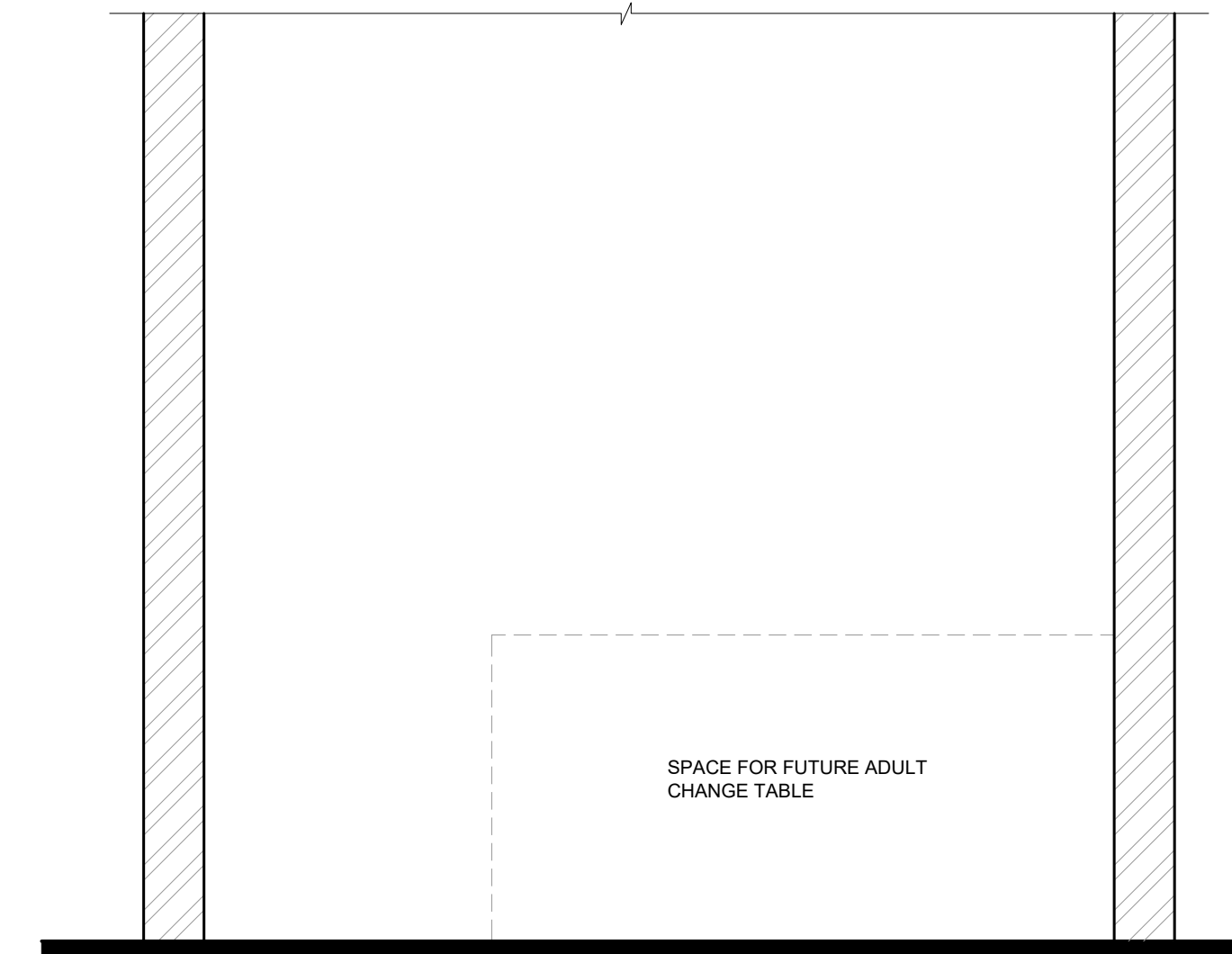
BUILDING SECTIONS

Project No.: 23-PA32
Scale: 1:800
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN

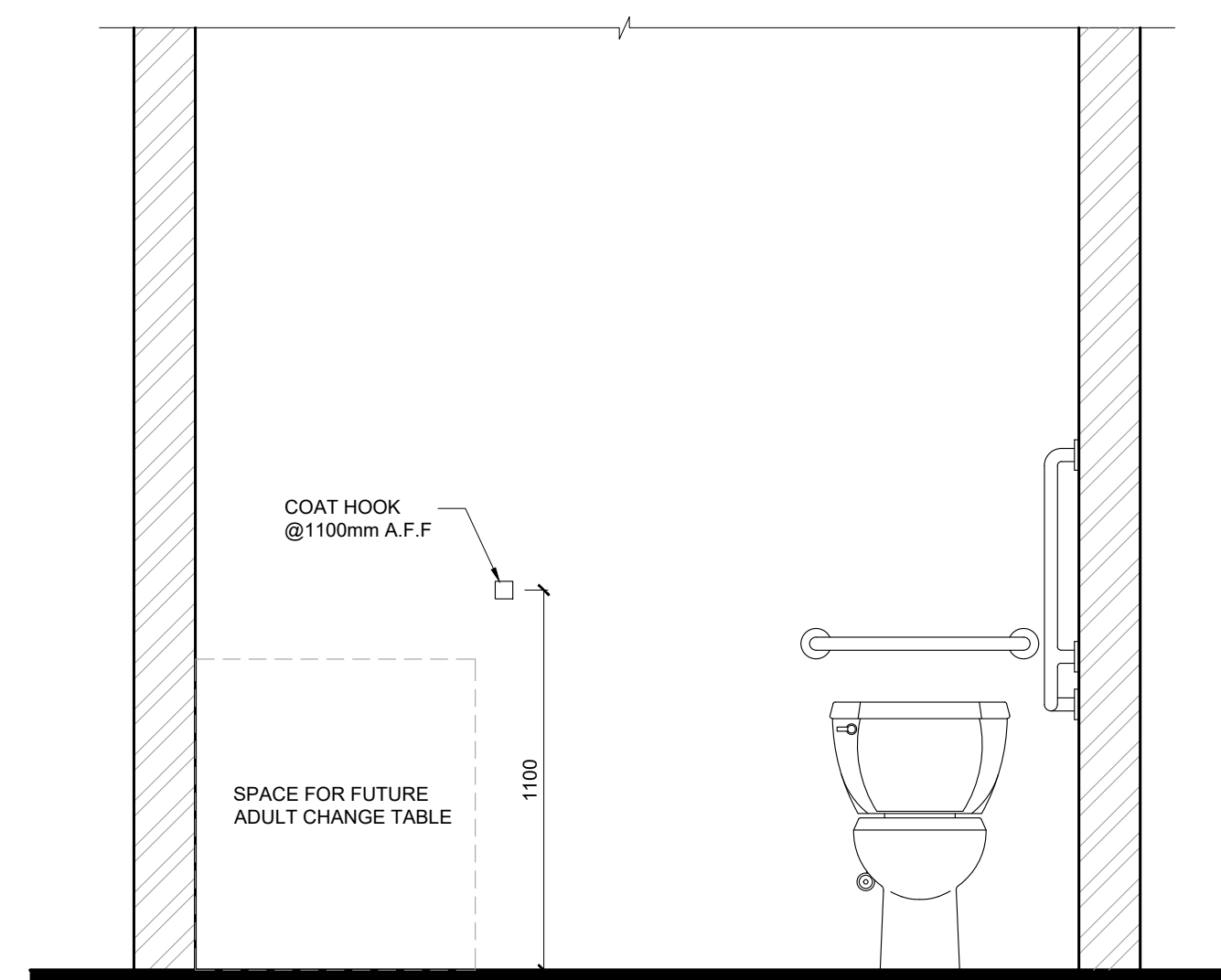
A5.01



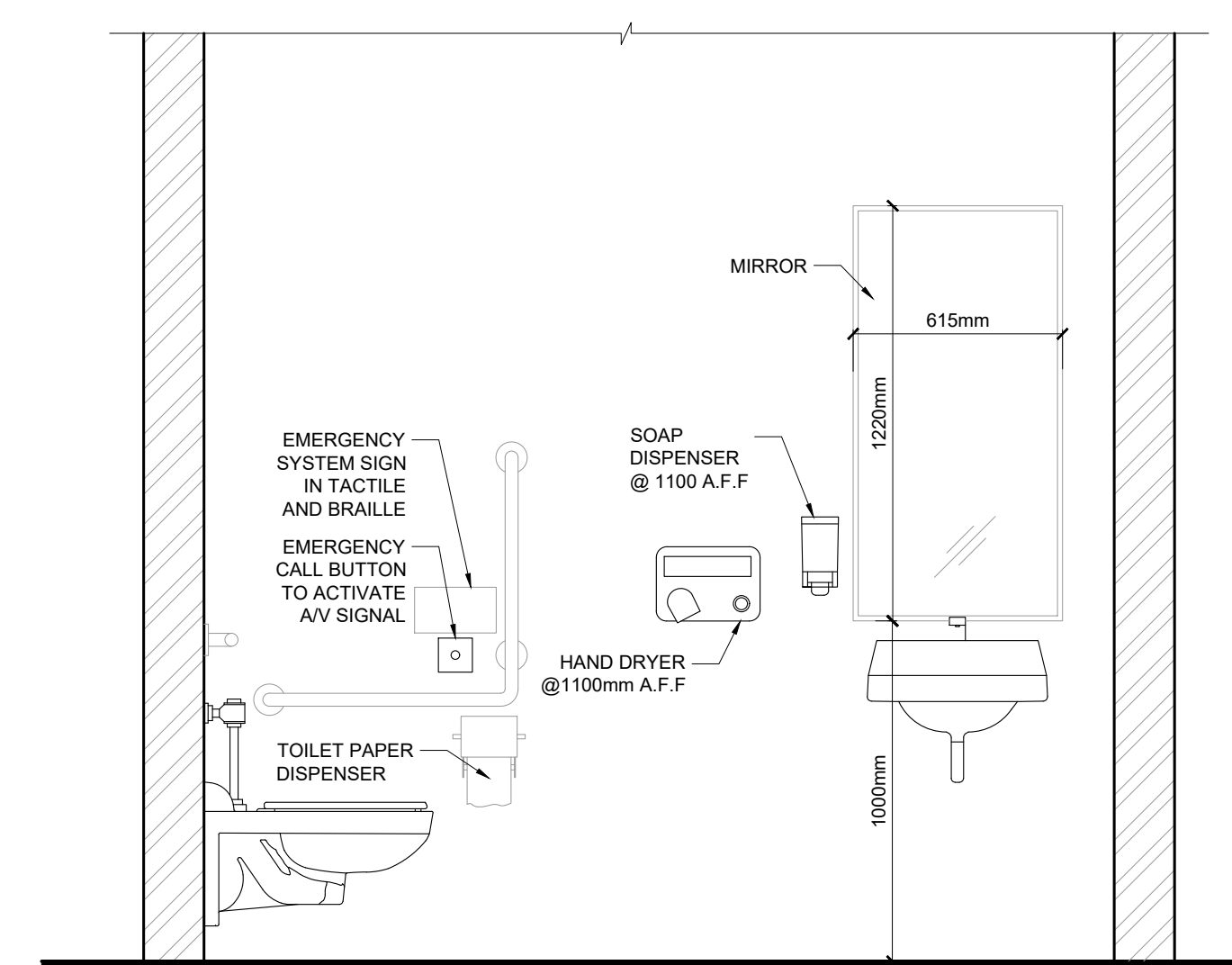
ELEVATION 1



ELEVATION 2



ELEVATION 3



ELEVATION 4

01 universal washroom detailed plan
SCALE | 1:20

02 universal washroom interior elevations
SCALE | 1:20

General Notes

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Revision	Date
ISSUED FOR SPA	APR 28, 2025
ISSUED FOR PERMIT	MAY 21, 2025

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ONTARIO ASSOCIATION
OF
ARCHITECTS
Rafik Nassif
RAFIK NASSIF
LICENCE
7988

TRUE NORTH PROJECT NORTH

8340137 CANADA INC.

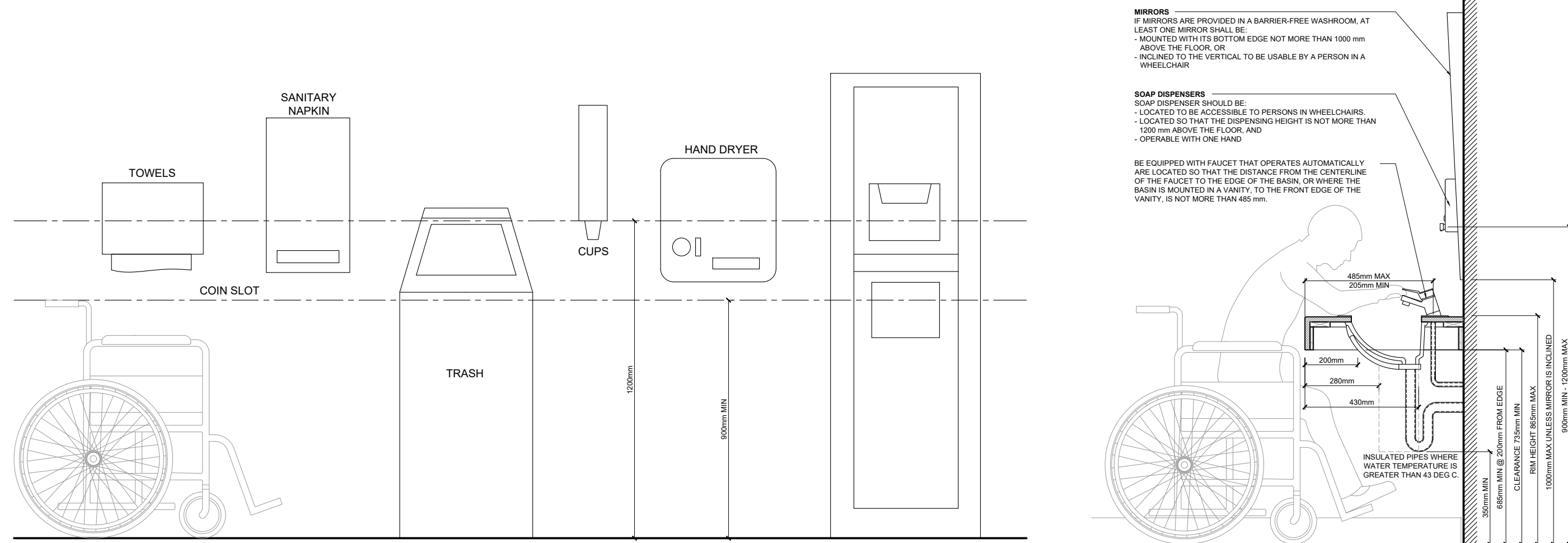
2148 HIGHWAY #3 DELHI,
ONTARIO N4B 2C2

UNIVERSAL WASHROOM
DETAILS

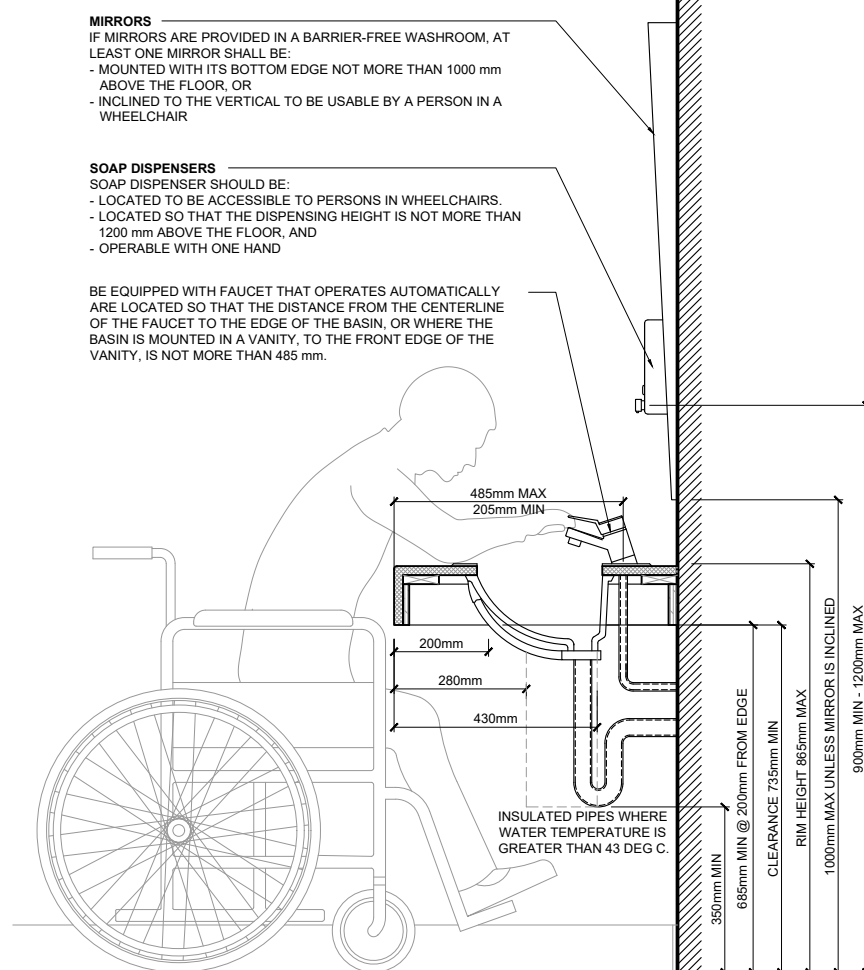
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Scale: AS NOTED
Date: FEB 28, 2024
Drawn by: AS/RN
Checked by: RN

A6.00

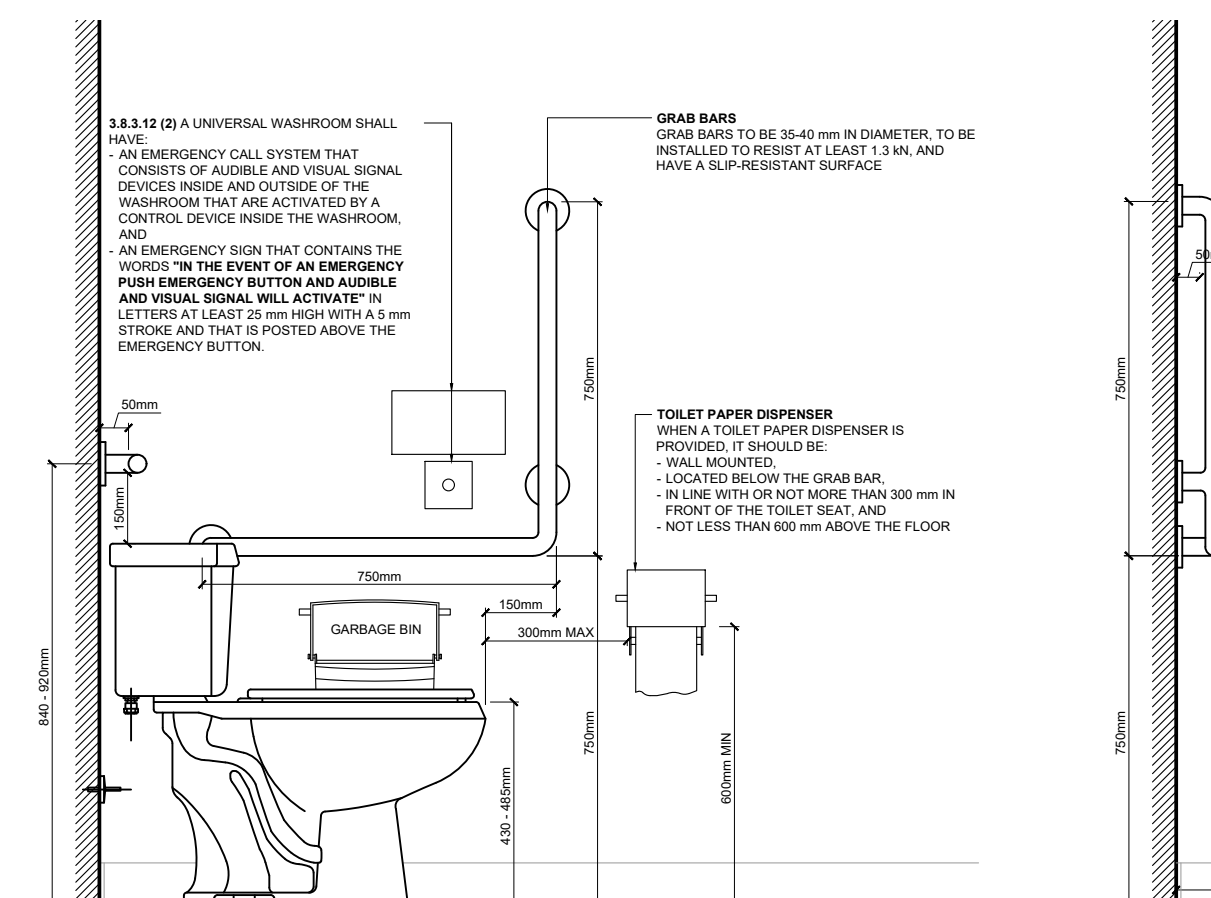
EXCERPTS FROM THE 2012 ONTARIO BUILDING CODE, DIV. B, SECTION 3.8 BARRIER FREE DESIGN



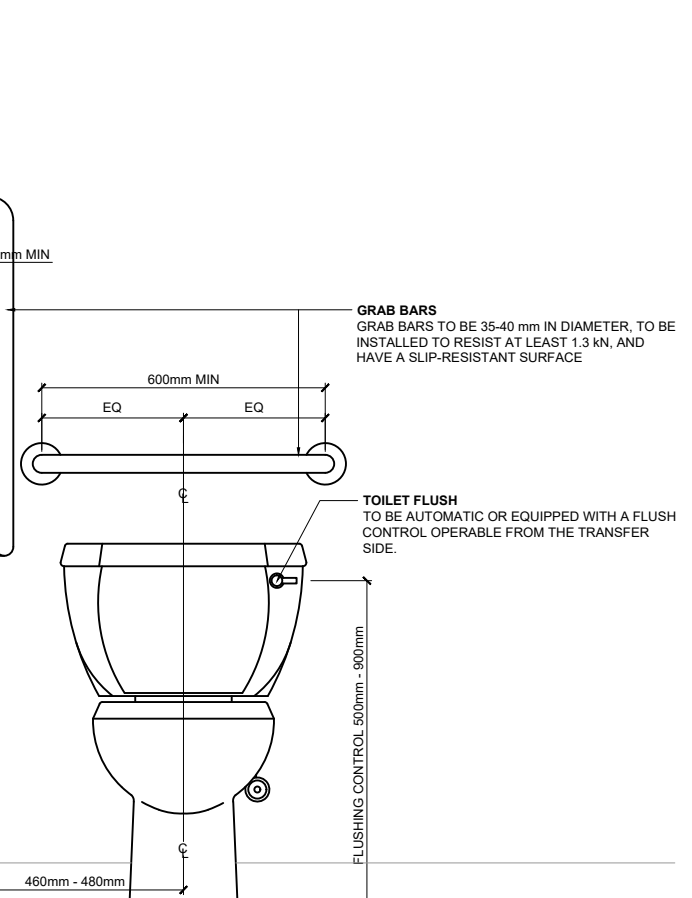
OBC 3.8.3.11 (3) ACCESSORIES



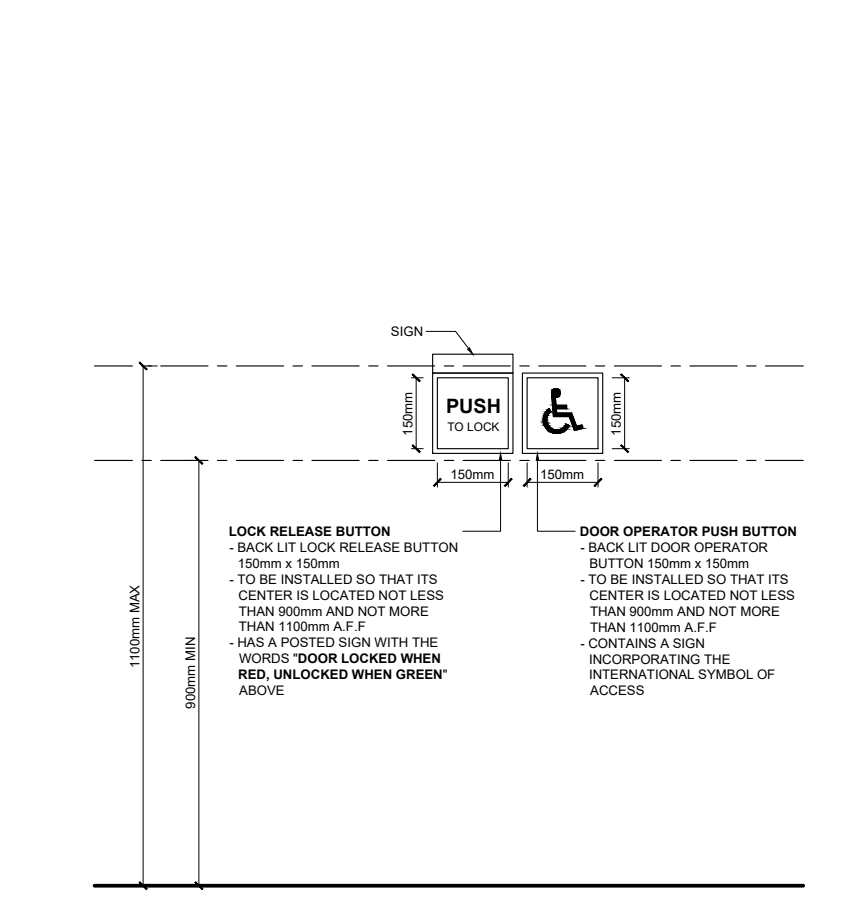
OBC 3.8.3.11 LAVATORIES, MIRRORS & WASHROOM ACCESSORIES



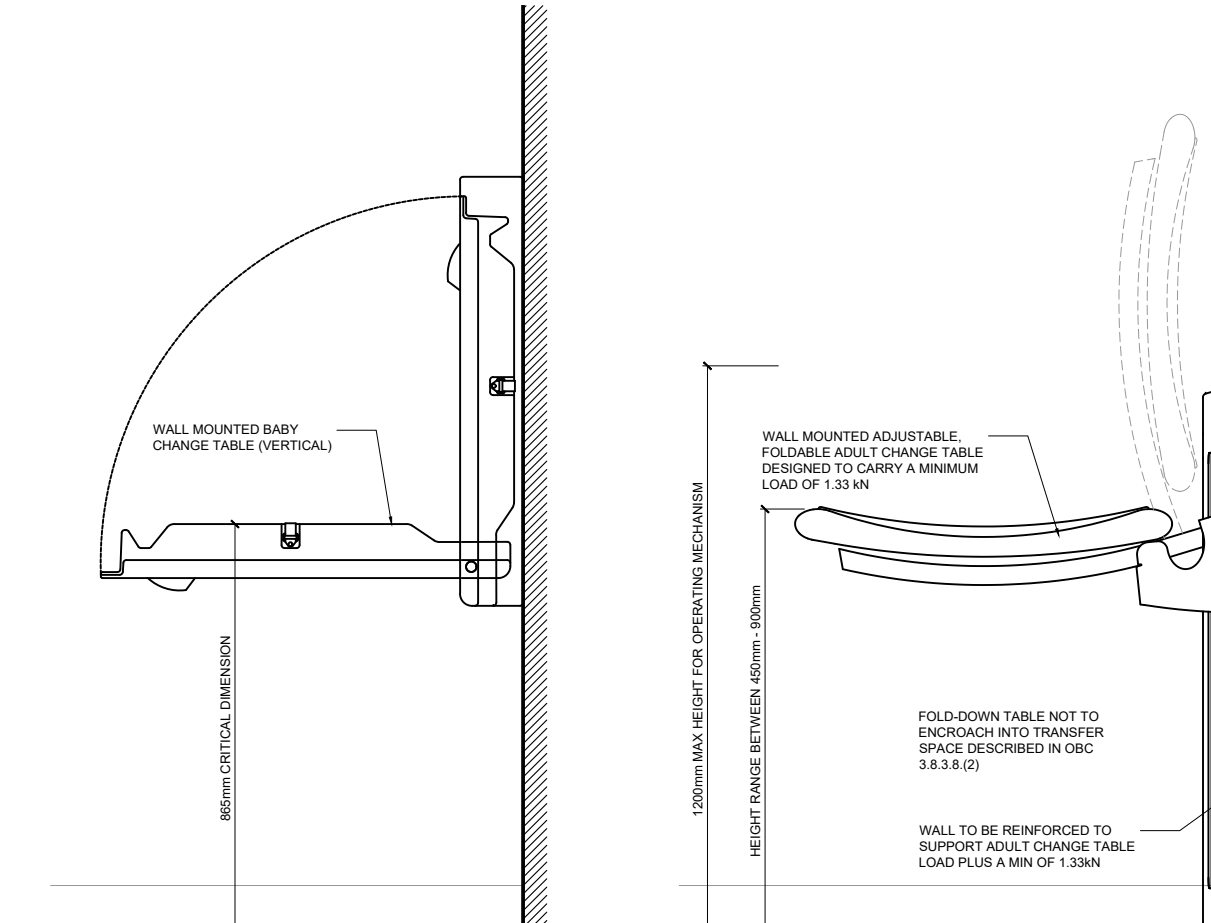
OBC 3.8.3.9 WATER CLOSETS



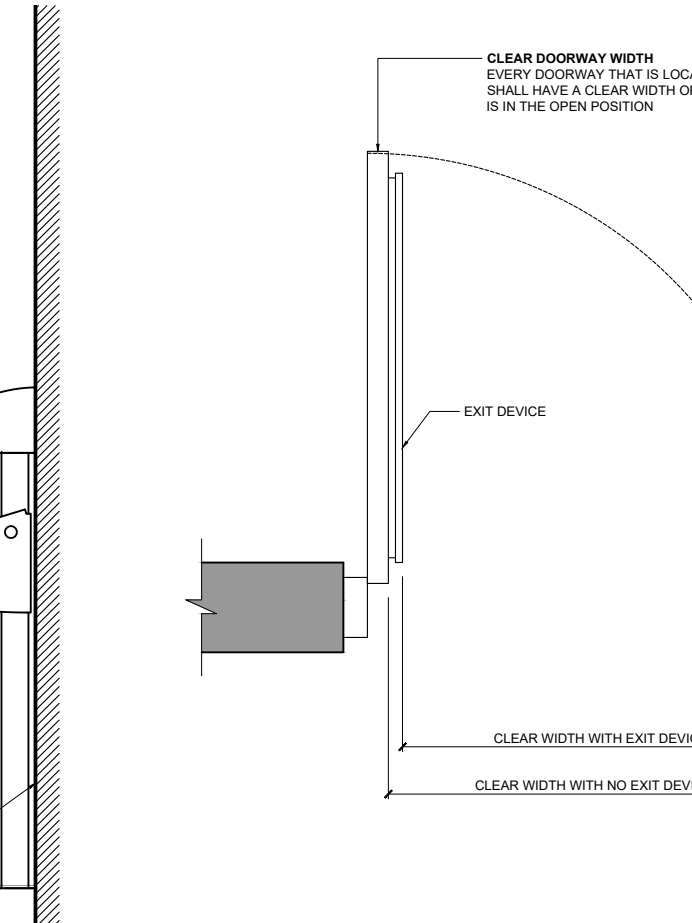
OBC 3.8.3.9 WATER CLOSETS



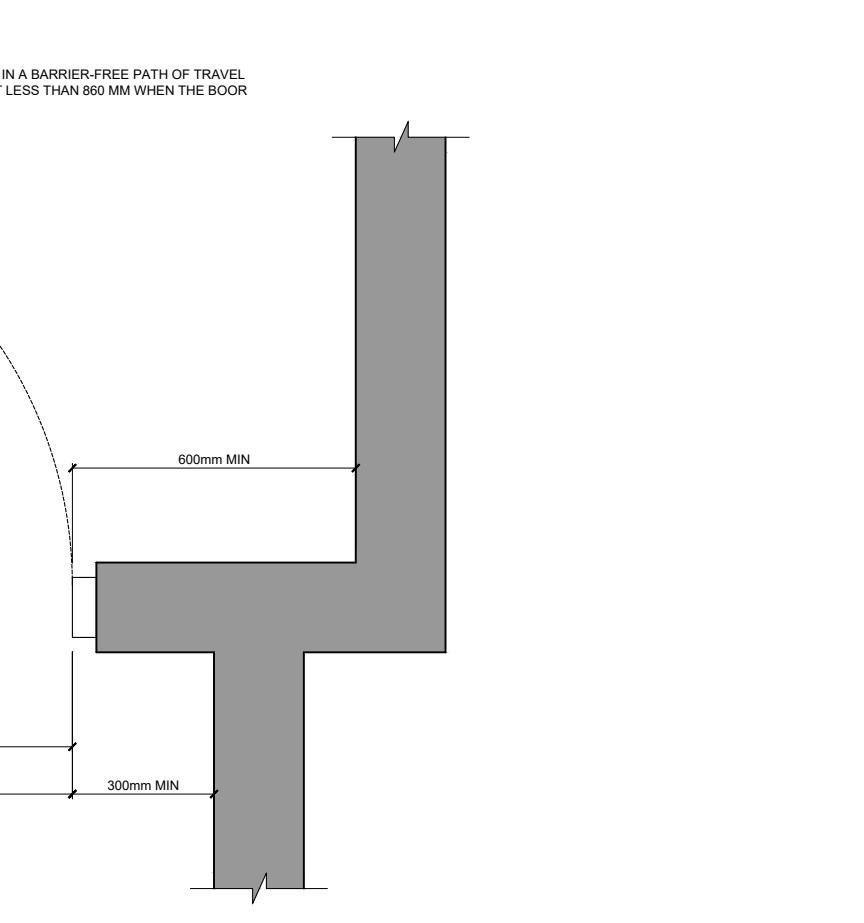
UNIVERSAL WASHROOM DOOR OPERATOR



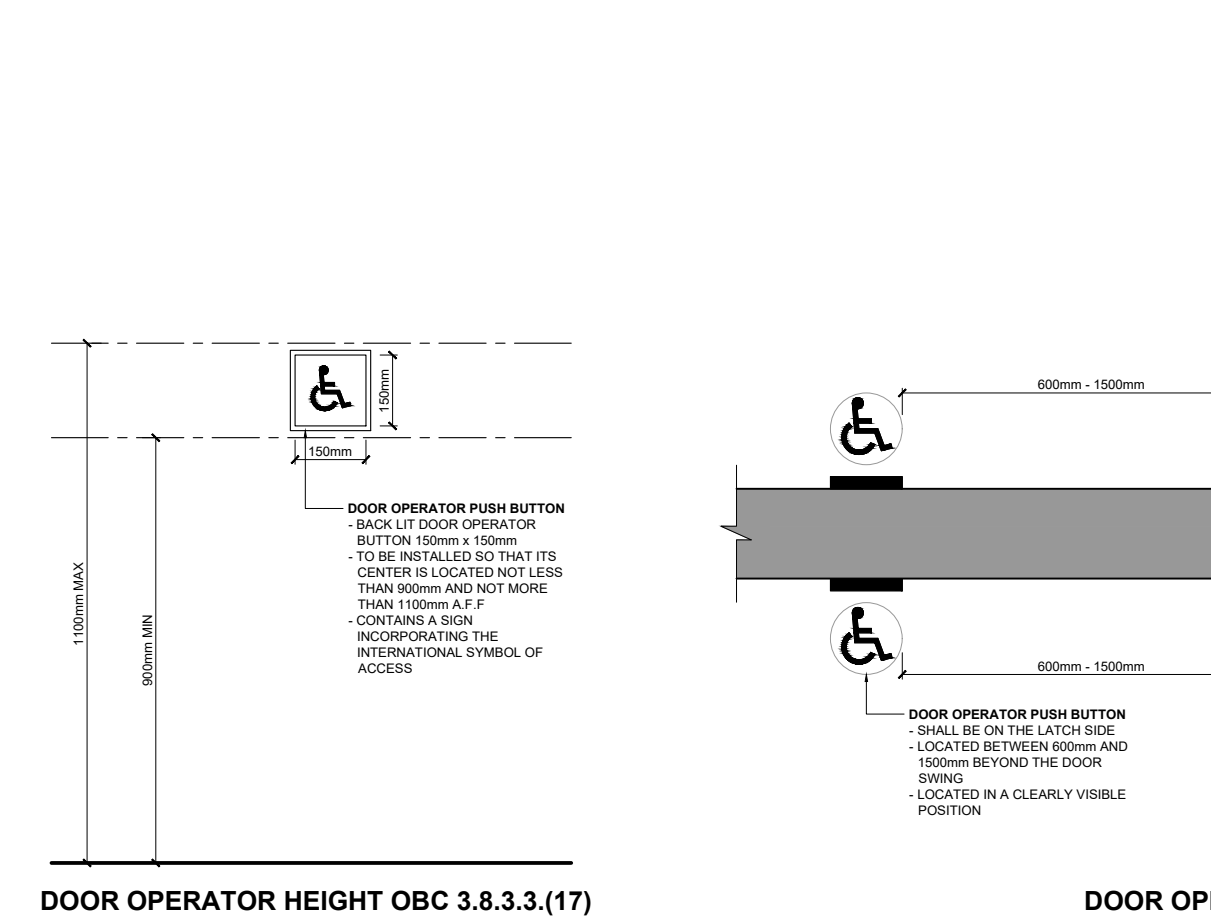
BABY CHANGE TABLE



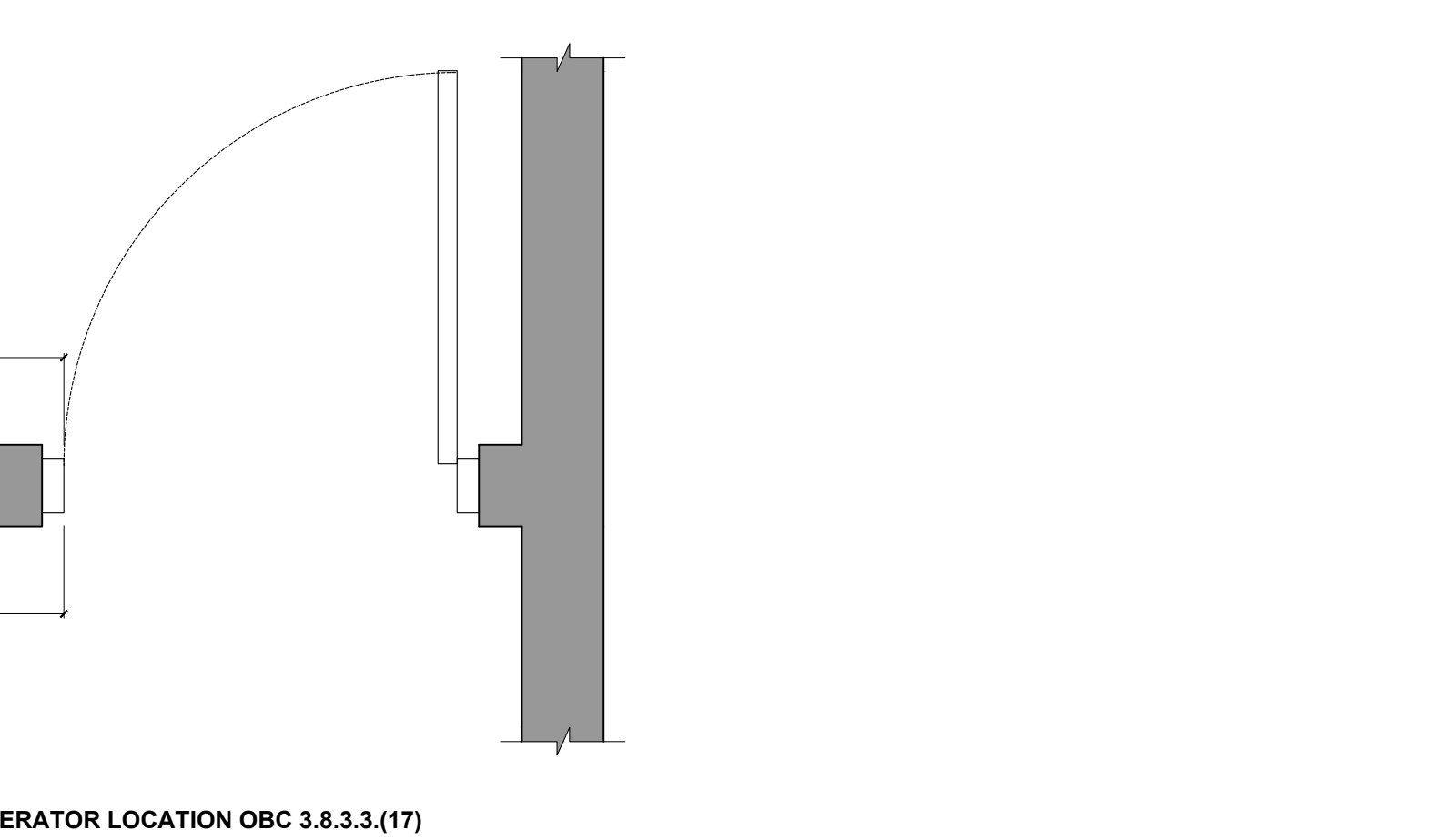
ADULT CHANGE TABLE OBC 3.8.3.12.(5)



OBC 3.8.3.1(1) CLEAR DOORWAY WIDTH



DOOR OPERATOR HEIGHT OBC 3.8.3.3.(17)



DOOR OPERATOR LOCATION OBC 3.8.3.3.(17)

3.8.1.2. Entrances

(1) Except as provided in Sentence 3.13.8.1.(2), the number of barrier-free entrances into a building shall conform to Table 3.8.1.2.

Table 3.8.1.2. Minimum Number of Pedestrian Entrances Required to be Barrier-Free. Columns: Item, Number of Pedestrian Entrances into Building, Min. Number of Pedestrian Entrances Req. to be Barrier-Free.

(a) a washroom for public use required to be barrier-free, or (b) a Group A occupancy within a Group C major occupancy apartment building.

3.8.1.1. Barrier-Free Path or Travel (1) Except as provided in Sentence 4 and except as permitted in Subsection 3.8.3., every barrier-free path of travel shall provide an unobstructed width of at least 1100 mm for the passage of wheelchairs.

(1) have a clear floor space in front of the stall or enclosure of at least 1500 mm in diameter, (2) be equipped with a door that, (i) is capable of being latched from the inside with a mechanism conforming to Subclause 3.8.1.5.1(i)(c)(ii).

3.8.1.5. Controls (1) Except as required by Sentences 3.5.2.2.(1) and 3.8.3.5.(1) for elevators and Sentence 3.8.3.3.(17) for power door controls, controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches, intended to be operated by the occupant and located in a barrier-free path of travel shall, (a) be mounted,

(v) is provided with a horizontal, D-shaped, visually contrasting door pull on both sides of the door, mounted on the vertical centre line of the door, located at a height not less than 800 mm and not more than 1000 mm above the finished floor.

3.8.3.1. Exterior Walks (1) Except as provided in Sentence (2), exterior walks that form part of a barrier-free path of travel shall, (a) be provided by means of a continuous plane not interrupted by steps or abrupt changes in level,

(1) A water closet described in Clause 3.8.3.8.(1)(d) shall, (a) be equipped with a seat located at not less than 430 mm and not more than 485 mm above the finished floor.

Table 3.8.3.2. Ramp Rise and Slope. Columns: Item, Column 1, Column 2.

3.8.3.3. Doorways and Doors (1) Every doorway that is located in a barrier-free path of travel shall have a clear width of not less than 800 mm when the door is in the open position.

(1) A washroom described in Clause 3.8.3.8.(1)(d) shall, (a) be equipped with a seat located at not less than 430 mm and not more than 485 mm above the finished floor.

(1) Except as permitted by Sentence (12), every door that provides a barrier-free path of travel through a barrier-free entrance required by Article 3.8.1.2. shall be equipped with a power door operator.

(1) A washroom described in Clause 3.8.3.8.(1)(d) shall, (a) be equipped with a seat located at not less than 430 mm and not more than 485 mm above the finished floor.

3.8.3.8. Water Closet Stalls and Enclosures (1) Every barrier-free water closet stall or enclosure in a washroom described in Sentence 3.8.3.8.(1)(d) shall, (a) have a clear turning space within the stall or enclosure of at least 1500 mm in diameter,

(1) A washroom described in Clause 3.8.3.8.(1)(d) shall, (a) be equipped with a seat located at not less than 430 mm and not more than 485 mm above the finished floor.

(v) is provided with a horizontal, D-shaped, visually contrasting door pull on both sides of the door, mounted on the vertical centre line of the door, located at a height not less than 800 mm and not more than 1000 mm above the finished floor.

(1) A washroom described in Clause 3.8.3.8.(1)(d) shall, (a) be equipped with a seat located at not less than 430 mm and not more than 485 mm above the finished floor.

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(v) is provided with a horizontal, D-shaped, visually contrasting door pull on both sides of the door, mounted on the vertical centre line of the door, located at a height not less than 800 mm and not more than 1000 mm above the finished floor.

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Table with 2 columns: Revision, Date. Rows include ISSUED FOR SPA (APR 28, 2025) and ISSUED FOR PERMIT (MAY 21, 2025).

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TRUE NORTH PROJECT NORTH 8340137 CANADA INC. 2148 HIGHWAY #3 DELHI, ONTARIO N4B 2C2

BARRIER FREE STANDARD DETAILS Project No.: 23-PA32 Scale: AS NOTED Date: FEB 28, 2024 Drawn by: AS/RN Checked by: RN

MINISTRY OF TRANSPORTATION



Highway Corridor Management
Entrance Permit
EN-2025-31L-00000036 V1

ISSUED TO

PROPERTY OWNER: 1000105029 ONTARIO INC
APPLICANT/TENANT:

LOCATION OF WORK

HIGHWAY: 3
STREET ADDRESS: N/A

GPS CO-ORDINATES: Start: 42.827767, -80.471486 End: N/A

LOT/SECTION: LOT 23 CON: CON 14 GEOGRAPHIC TOWNSHIP: WINDHAM LOT/BLOCK: 23 PLAN NO: 37R-3879 Parts 3 and 4
MUNICIPALITY: NORFOLK COUNTY REFERENCE PLAN PART: 23 REFERENCE PLAN NO: 23

PERMIT DETAILS

TYPE OF ENTRANCE: Commercial Entrance **PURPOSE OF APPLICATION:** Alter existing entrance

TYPE OF SURFACE FINISH FROM PRIVATE PROPERTY LIMIT TO EDGE OF HIGHWAY PAVEMENT: Paved

DESCRIPTION: To modify existing entrance at 2148 Highway 3, Delhi to MTOD Standard 305.070. See Information File. Entrance located on the south side of Highway 3, approximately 312 m east of Scott Street, Delhi. Issued in conjunction with Building and Land Use Permit Application 2025-00003052.

EFFECTIVE DATE: April 28, 2025

EXPIRY DATE: N/A

Authorized Signatory

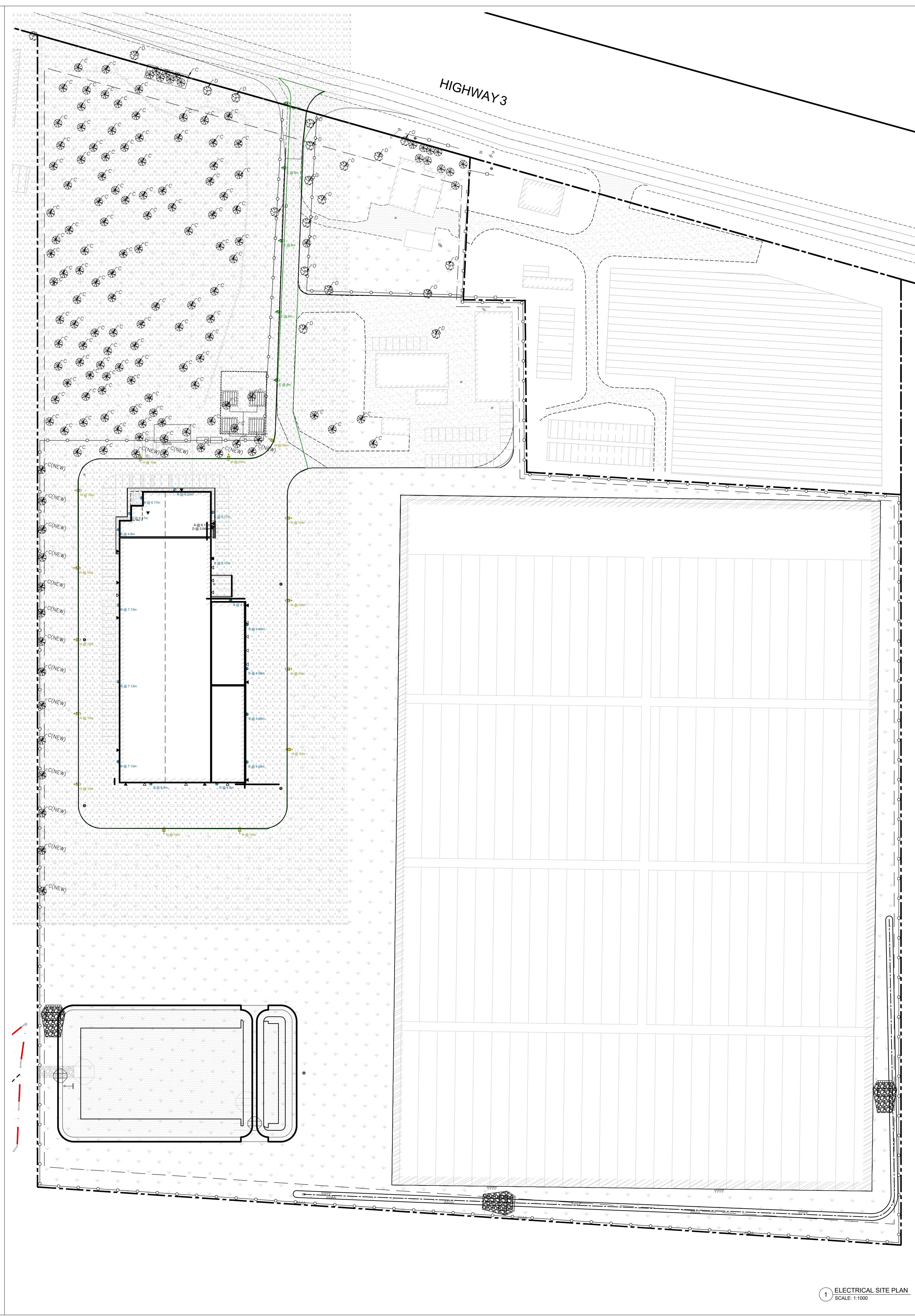
THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IN SUBJECT TO THE CONDITIONS ATTACHED TO THE PERMIT, INCLUDING ANY AGREEMENT APPLICABLE TO THE SIGN AUTHORIZED BY THE PERMIT

GENERAL NOTES - EXTERIORS

- Readings shown are based on a total LLF of 0.81, 0.84, 0.87, 0.90 as indicated in the luminaire schedule at 0.0' (0.0m) AFG (at grade). Data references the extrapolated performance projections in a 25c ambient based on 10,000 hrs of LED testing (per IESNA LM-80-08 and projected per IESNA TM-21-11).
- Please refer to the fixture labels for product type and mounting heights.
- Product information can be obtained at <https://www.acuitybrands.com/> or through your local agency.
- Grid spacing is 3.05m x 3.05m on center.
- Note: pole and wall pack locations are based on provided plans or approximations using Google Earth.

Symbol	Label	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF	Wattage
☐	A	WDGE2 LED P2 40K 70CRI T2M	WDGE2 LED WITH P2 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 2 MEDIUM OPTIC	1	2326	0.84	18,9815
☐	B	WDGE3 LED P1 70CRI R3 40K	WDGE3 LED WITH P1 - PERFORMANCE PACKAGE, 4000K, 70CRI, TYPE 3 OPTIC	1	7523	0.87	51,1717
☐	C	WDGE3 LED P4 70CRI RFT 40K	WDGE3 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 70CRI, FORWARD THROW OPTIC	1	12277	0.87	87,8914
○	D	ARV13 15W 40K OP Adjusted LLF to reflect 15W	Luminaire LED, Inc. - Round ceiling surface mount luminaire. Product ID: ARV13-25W-4000K OP Brown painted aluminum cast housing with linear prismatic white plastic bowl lens. 144 LEDs mounted in circular array on white PCB mounted on white painted base plate. One AC Electronics LEDs driver. Model: AC-25CD700AUZ. Operating at 120 Vdc and 60 Hz with dimming disconnected.	144	17	0.58	27.5
+	E	DSX0 LED P5 40K 70CRI T2M HS	D-Series Size 0 Area Luminaire P5 Performance Package 4000K CCT 70 CRI Type 2 Medium HouseSide Shield	1	10370	0.81	90.12
+	H	DSX1 LED P9 40K 70CRI T2M HS	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 70 CRI Type 4 Medium HouseSide Shield	1	29689	0.81	277.0702

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ABOVE STAIR LANDING 2 (NORTH)	☐	2.9 fc	2.9 fc	2.9 fc	1.0:1	1.0:1
DRIVE LANE & PARKING	✕	2.8 fc	6.1 fc	0.9 fc	6.8:1	3.1:1
PROPERTY LINE	✕	0.0 fc	0.1 fc	0.0 fc	N/A	N/A
SPILL LIGHT SUMMARY	+	0.5 fc	6.1 fc	0.0 fc	N/A	N/A
UNDER STAIRCASE 2 (NORTH)	✕	6.4 fc	6.6 fc	6.2 fc	1.1:1	1.0:1

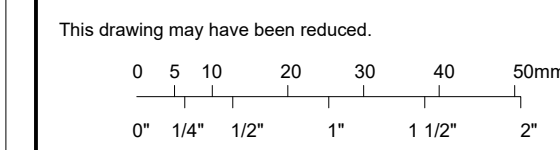


Gerrits
ENGINEERING

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Kingston, ON Tel: 613.217.8246
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Check and verify all dimensions and information on the drawings and report all errors or omissions to the Consultant before proceeding with the work. This drawing shall not be reproduced in any manner, in part or in whole, for any project other than that for which it was prepared. This drawing, and all design concepts it contains, are an instrument of professional service and remain the property of Gerrits Engineering.



No.	Issuance Description	YYMMDD
1.	ISSUED FOR APPROVAL	25/07/07
2.	ISSUED FOR APPROVAL	25/07/16
3.	-	-
4.	-	-
5.	-	-

ISSUED FOR:
APPROVAL

DRAWINGS ARE "ISSUED FOR APPROVAL" AND ARE NOT TO BE USED FOR PERMIT APPLICATIONS, QUOTATION/TENDER, OR CONSTRUCTION.

Client
CDNBUILDINGS
523 James Street, Unit 3, Delhi, ON N4B 2C2

Project
HWY #3 DEHLI
2148 Highway 3, Felhi, ON N4B 2W4 Norfolk County

Drawing:
LIGHTING PHOTOMETRICS

Project No. 1121-012-22 Designed by: MG Checked by: MK
Time Stamp: Drawn by: MG Approved by: MK

Orientation

1 ELECTRICAL SITE PLAN
SCALE: 1:1000

Drawing No. **E-100**

MINISTRY OF **TRANSPORTATION**



**Highway Corridor Management
Building and Land Use Permit
BL-2025-31L-00000069 V1**

ISSUED TO

PROPERTY OWNER: 1000105029 ONTARIO INC
APPLICANT/TENANT:

LOCATION OF WORK

HIGHWAY: 3

STREET ADDRESS: N/A

GPS CO-ORDINATES: Start: 42.827202, -80.471544 End: N/A

LOT/SECTION: LOT 23 CON: CON 14 GEOGRAPHIC TOWNSHIP: WINDHAM LOT/BLOCK: 23 PLAN NO: 37R-3879 Parts 3 and 4
MUNICIPALITY: NORFOLK COUNTY REFERENCE PLAN PART: 23 REFERENCE PLAN NO: 23

PERMIT DETAILS

USE OF FACILITY: Commercial Building/Land Use PURPOSE OF APPLICATION: Construct

TYPE OF FACILITY: Building

DESCRIPTION: To construct an 6,324 m² fabrication shop for greenhouse manufacturing at 2148 Highway 3, Delhi as per drawings prepared by CDN Buildings, signed by A.A.L. Ayoub dated April 7, 2025. See Information File. Property located in the south side of Highway 3, approximately 300 m east of Scott Street, Delhi. Any future development at this site will require MTO review/approval & permits.

EFFECTIVE DATE: April 28, 2025

EXPIRY DATE: N/A

A handwritten signature in black ink, appearing to be 'A. Ayoub', written over a horizontal line.

Authorized Signatory

THIS PERMIT IS ISSUED UNDER THE AUTHORITY VESTED IN THE MINISTER BY THE PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT AND THE REGULATIONS PURSUANT THERETO AND IN SUBJECT TO THE CONDITIONS ATTACHED TO THE PERMIT, INCLUDING ANY AGREEMENT APPLICABLE TO THE SIGN AUTHORIZED BY THE PERMIT

Highway Corridor Management Permit Conditions

Permit Number: BL-2025-31L-00000069

Permit Version: 1

Date Approved: April 28, 2025

The permit is subject to the following conditions:

1. In addition to the conditions of this permit, the registered property owner must meet all of the requirements of the local municipality and any other agency having jurisdiction.
2. The work for which this permit is issued must commence within 6 months of the date that the permit is issued, or the permit shall be void and cancelled by the Ministry.
3. All work authorized by this permit shall be carried out in accordance with the approved plans, specifications and agreements and subject to the approval of the Ministry. The registered property owner must bear all expenses related thereto.
4. Vegetation on the right of way must not be cut or trimmed without the written permission of the Ministry. Any cutting or trimming permitted must only be done under the supervision of the Ministry or its authorized agent at the expense of the registered property owner. Any cutting or trimming of vegetation adjacent to the highway right-of-way requires the permission of the land owner.
5. The registered property owner shall ensure that the operation of the highway is not interfered with, and that the right-of-way remains free of debris, earth or other materials.
6. If there is an expiry date on this permit and a further term is required, a request shall be made to the Ministry before the expiry date. An extension may be approved, approved with additional conditions, or denied by the Ministry.
7. If during the life of this permit any Acts are passed or regulations adopted which affect the rights herein granted, the said Acts and regulations shall be applicable to this permit from the date on which they come into force.
8. The registered property owner holds harmless the Ministry for all damages and liabilities caused as a result of the works undertaken pursuant to this permit.
9. This permit may be cancelled at any time for breach of the regulations or conditions of this permit, or for such other reasons as the Ministry at its sole discretion deems proper. When a permit is cancelled for any reason, the registered property owner shall not be entitled to any compensation or damages by reason of or arising from the cancellation of the permit.
10. The use of the land or building(s) shall only be for the use stated on this permit. The use of the land or building(s) for any other purposes may result in the cancellation of this permit. A change in the use of the land or building(s) requires a new permit.
11. All future development on this site requires MTO permits and approvals, including the "future greenhouse" indicated on the site plan drawings.
12. No interconnectivity to the adjacent property (PIN 501670311) is permitted.
13. Use of property shall not exceed traffic volumes defined in TIS, dated September 13, 2024. Any use in contravention of the TIS and permit conditions may result in the cancellation of this permit, and require new MTO permit approvals and conditions.
14. Issued in conjunction with Entrance Permit Application 2025-00003053.

Ministry of Transportation

Highway Corridor Management Section - London Office
659 EXETER RD
LONDON, ON
N6E 1L3



April 28, 2025

1000105029 Ontario Inc
523 JAMES ST S, UNIT 3
DELHI, ON
N4B 2C2

Dear WILLIAM D:

Re: BL-2025-31L-00000069 V1

Please find attached your Building and land Use Permit, which has been issued in accordance with the ***PUBLIC TRANSPORTATION AND HIGHWAY IMPROVEMENT ACT, R.S.O. 1990, P50.***

It is the responsibility of the permit holder to ensure that all employed/contracted personnel performing the work are aware of and adhere to all conditions of the permit.

If you have any questions or require further assistance, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Maureen", followed by a horizontal line.

Maureen McIver
Corridor Management Officer

659 EXETER RD
LONDON, ON
N6E 1L3

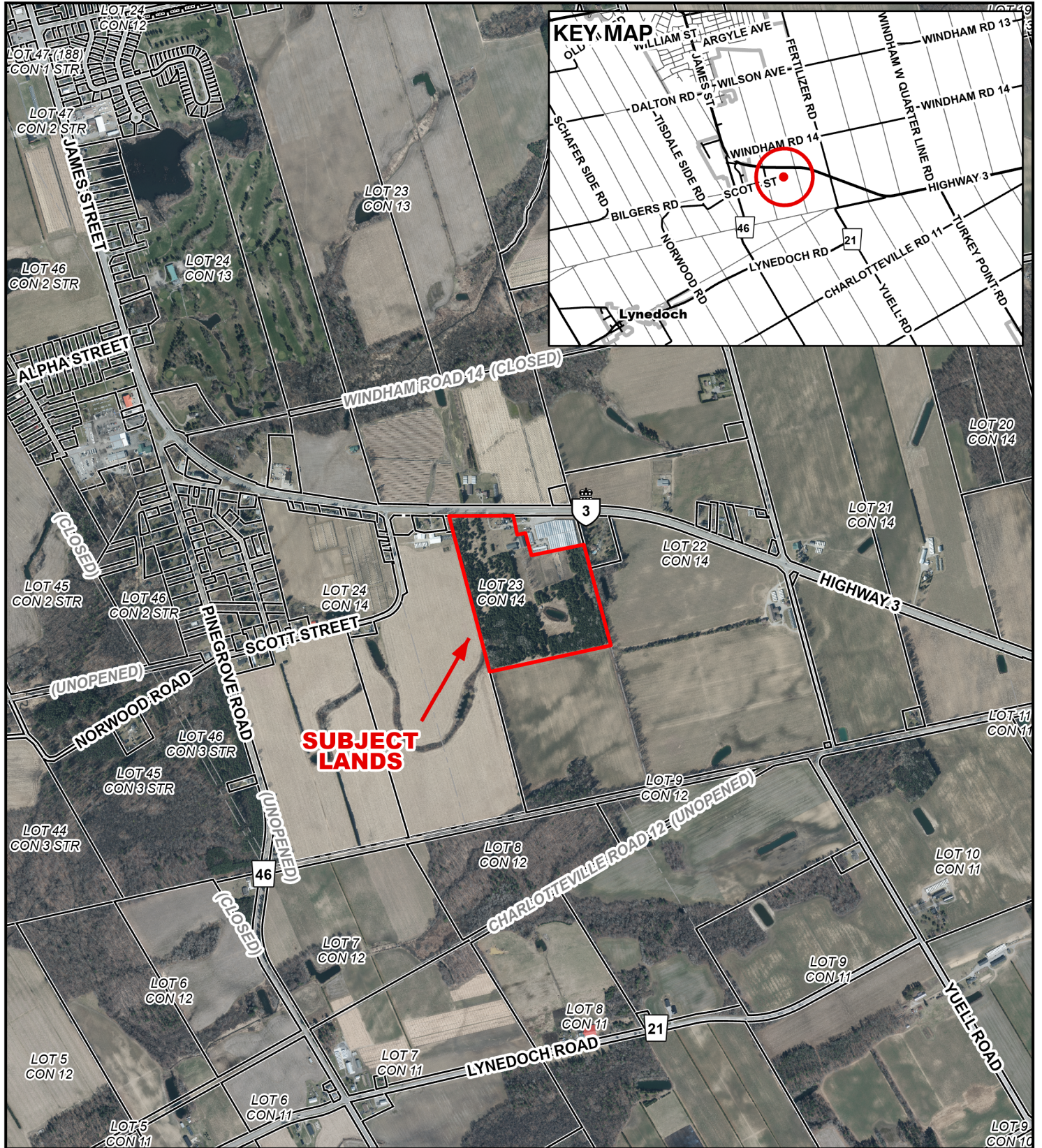
Attach.

MAP A


ZNPL2025234

CONTEXT MAP

Geographic Township of WINDHAM

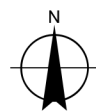


Legend

 Subject Lands

2020 Air Photo

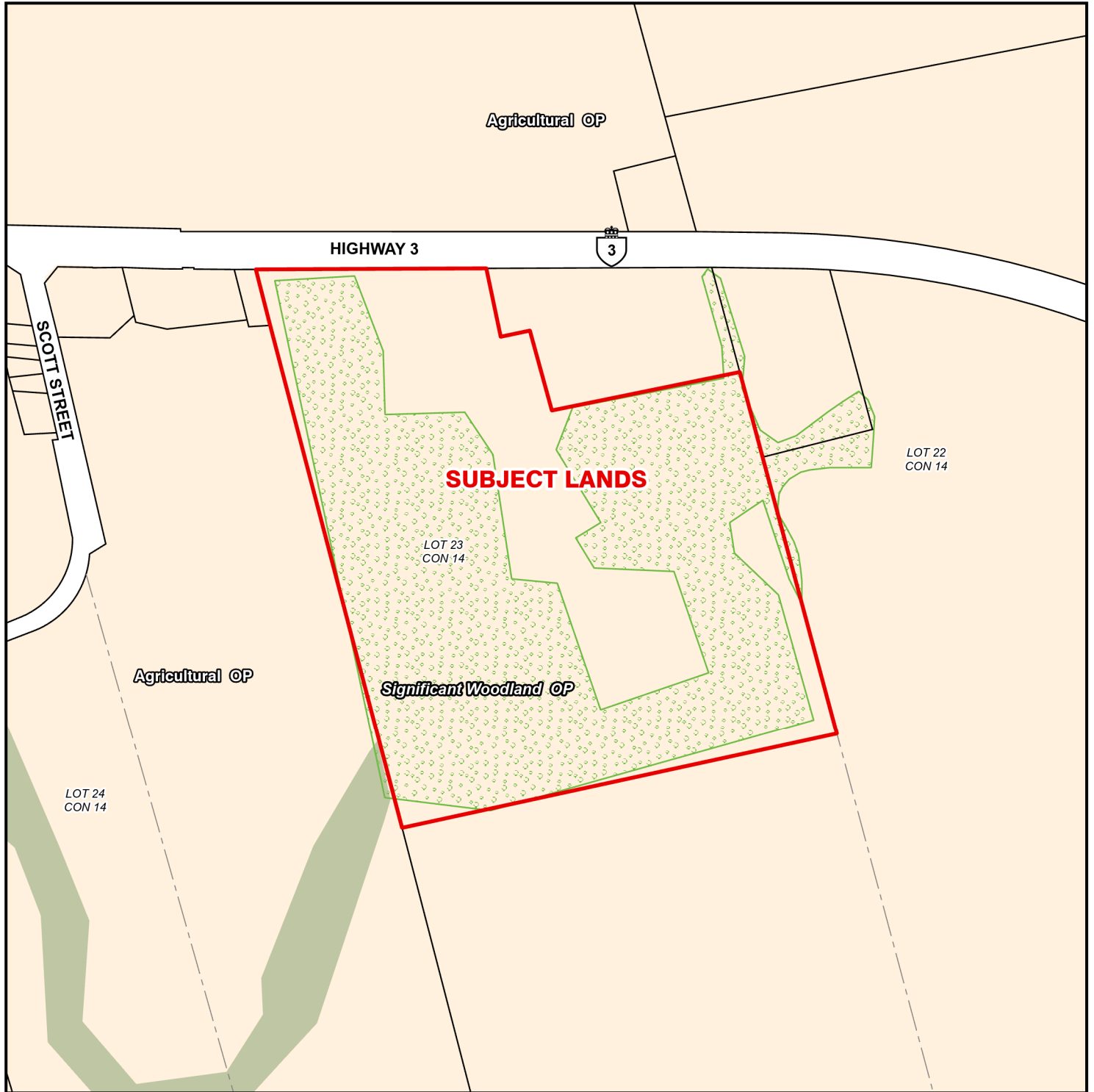
7/30/2025



130 65 0 130 260 390 520 Meters

OFFICIAL PLAN MAP

Geographic Township of WINDHAM



Legend

 Subject Lands

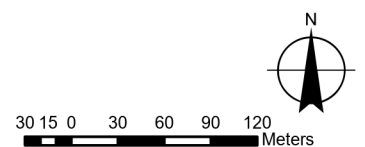
Official Plan Designations

 Agricultural

 Hazard Lands

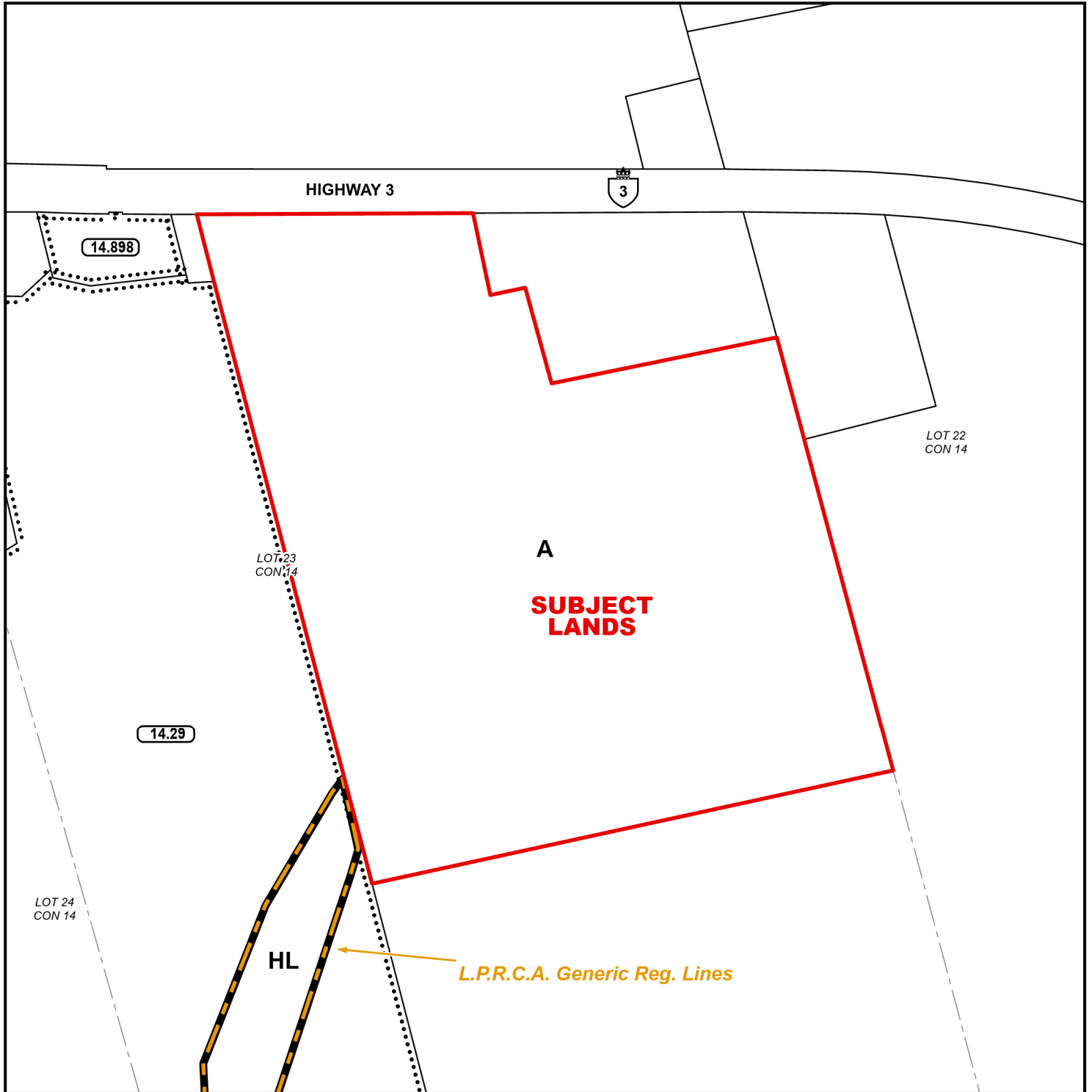
 Significant Woodland

7/30/2025



PROPOSED ZONING BY-LAW AMENDMENT MAP

Geographic Township of WINDHAM



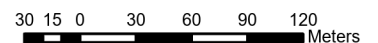
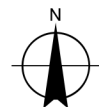
LEGEND

- Subject Lands
- LPRCA Generic RegLines

ZONING BY-LAW 1-Z-2014

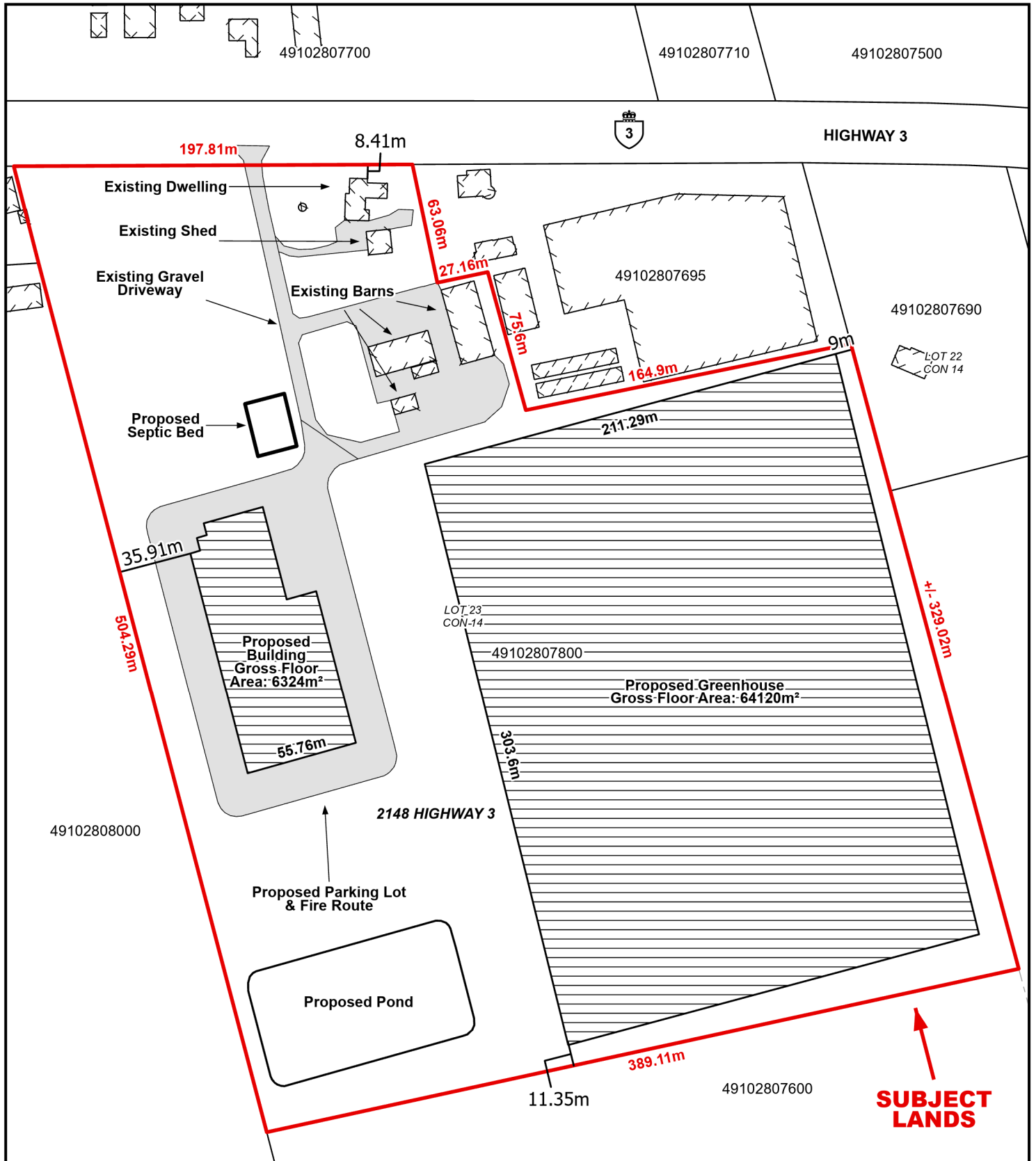
7/30/2025

- (H) - Holding
- A - Agricultural Zone
- HL - Hazard Land Zone



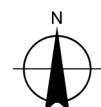
CONCEPTUAL PLAN

Geographic Township of WINDHAM

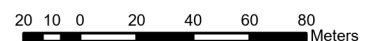


Legend

Subject Lands

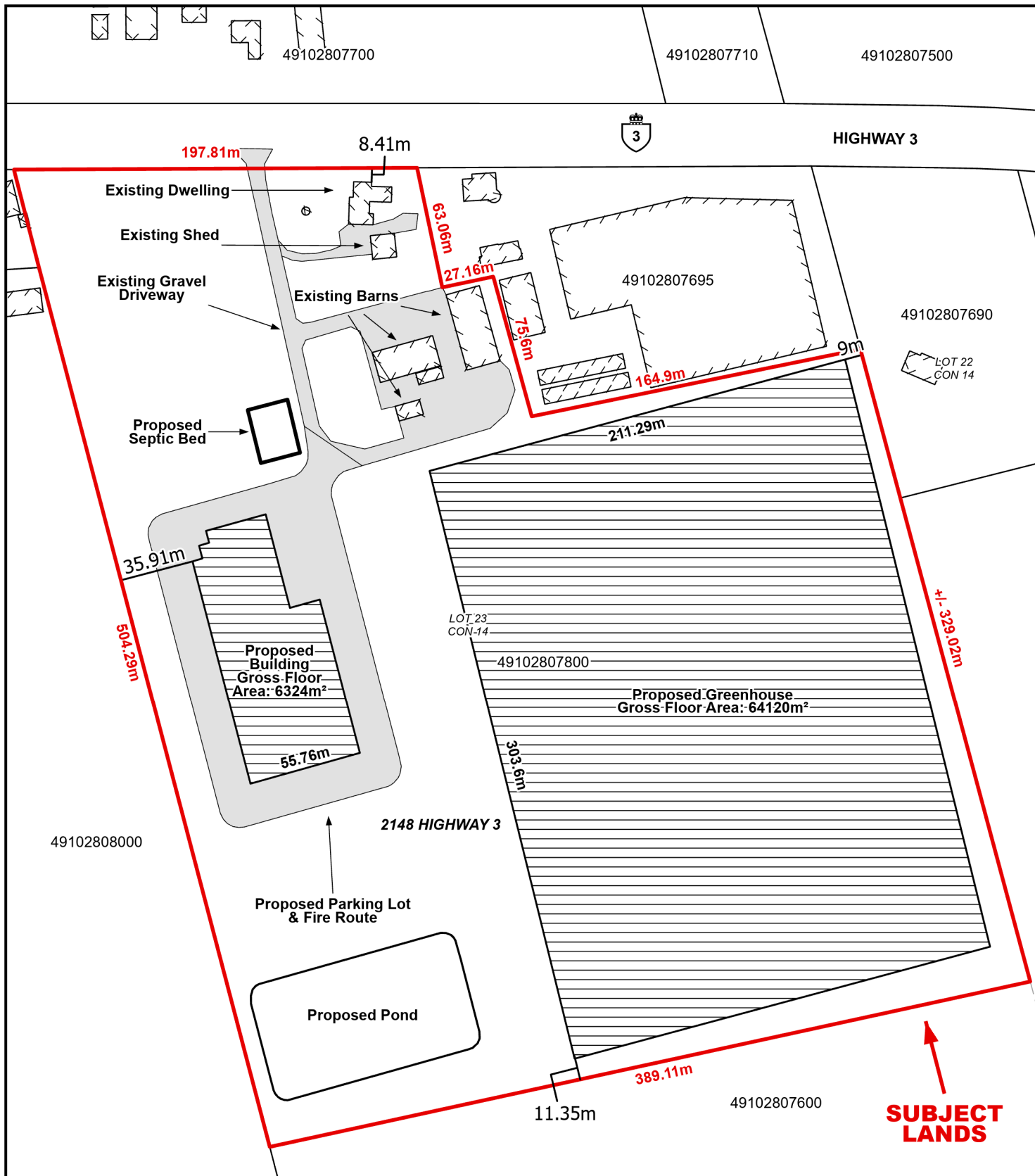


7/30/2025



CONCEPTUAL PLAN

Geographic Township of WINDHAM



Legend

Subject Lands

7/30/2025

